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MINUTES
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING

THURSDAY
JANUARY 9, 1997

ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.

MAR 26 1998

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PRESENT: Commissioners Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

THE MEETING WAS CALLED TO ORDER BY PRESIDENT LOWENBERG AT 1:40 PM

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Robert Passmore - Zoning Administrator, Alec Bash, John Billovits, Larry McDonald, Kelly Pepper, Steve Shotland, Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 95.202E (McCORMICK)
17-18TH Avenue at the Presidio: Construct one single-family house on two undeveloped parcels adjacent to the San Francisco Presidio between 17th and 18th Avenues north of Lake Street, Lots 22 and 23 in Assessor's Block 1341. The project would be accessed by a newly constructed pier-supported driveway from 18th Avenue. Two off-street parking spaces would be provided.
(Proposed for Continuance to ~~January 30~~ February 13, 1997).

ACTION: Continued as amended

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin

ABSENT: Mills

2. 96.656A (PAEZ)
256 GRANT AVENUE, southeast corner of the intersection of Sutter Street and Grant Avenue, Lot 9 in Assessor's Block 293 - Request for authorization of a Permit to Alter a Category 1 Significant Building pursuant to Section 1111.4 of the City Planning Code. The subject property, within the Kearny-Market-Mason-Sutter Conservation District, is zoned C-3-R (Downtown Retail District) and is in an 80-130-F Height and Bulk District. The proposed Major Alteration was recommended for approval by the Landmarks Preservation Advisory Board at its Regular Meeting of November 6, 1996 under Resolution No. 494.
(Proposed for Continuance to ~~January 16~~ February 6, 1997).

ACTION: Continued as amended

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin

ABSENT: Mills

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3. 96.631C (PEPPER)
100 ARMORY ROAD, near the intersection of Skyline Boulevard and Herbst Road; Lot 4 in Assessor's Block 7281: -- Request for Conditional Use authorization under Section 234.2 of the Planning Code to install a total of three panel antennas on top of a proposed 60-foot high monopole and a base transceiver station at the base of the monopole as part of a wireless communication network in a P (Public) District and an OS Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. Each antenna measures approximately five feet high by eight inches wide. The tops of the antennas would be approximately 63 feet above sidewalk grade. The base transceiver station is approximately five feet high by 10 feet wide by 16 feet deep. The monopole and base transceiver station would be located within a fenced area approximately 33 feet long by 20 feet wide. This fenced area would be located approximately 100 feet from the armory building. The proposed site requires a finding of consistency with the General Plan for the installation of a private wireless telecommunications facility on public land.
(Proposed for Continuance to ~~January 30~~ February 6, 1997).

ACTION: Continued as amended

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin

ABSENT: Mills

4. 96.632C (PEPPER)
10TH AVENUE AND MENDOSA AVENUE, northeast corner of Mendosa and Cragmont Avenues; Lot 40 in Assessor's Block 2207: -- Request for Conditional Use authorization under Section 234.2 of the Planning Code to install a total of three panel antennas on a proposed 50-foot monopole and a base transceiver station in a proposed fenced area as part of a wireless communication network in a P (Public) District and an OS Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. Each panel antenna measures approximately five feet high by eight inches wide. The three antennas would be mounted at varying heights with the tops of the antennas being approximately 27 feet, 37 feet, and 47 feet above sidewalk grade. The base transceiver station measures approximately 20 feet wide by 16 feet deep. The proposed site requires a finding of consistency with the General Plan for the installation of a private wireless telecommunications facility on public land.
(Proposed for Continuance to ~~January 30~~ February 6, 1997).


ACTION: Continued as amended

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin

ABSENT: Mills

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to



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testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

SPEAKERS: Sue Hestor, re: (1) How Planning relates to the public (English Court System); (2) expressed comments on the "Response to Comments" document for the Waterfront Land Use Plan EIR.

C. COMMISSIONERS' QUESTIONS AND MATTERS

5. Consideration of adoption -- draft minutes of December 5, 12, 19, 1996.

ACTION: Continued to January 16, 1997

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin

ABSENT: Mills

Lowenberg: Schedule an Executive Session next week to discuss performance criteria for the Director of Planning.

Chinchilla: Schedule in early February an informational discussion on what constitutes a site plan and what is the purpose of a site plan.

D. DIRECTOR'S REPORT

6. DIRECTORS ANNOUNCEMENTS
NONE

7. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (PASSMORE)
NONE

E. REGULAR CALENDAR

8. 94.155E (DEUTSCH)
PROPOSED PORT OF SAN FRANCISCO WATERFRONT LAND USE PLAN ENVIRONMENTAL IMPACT REPORT, Certification of Final Environmental Impact Report. The Port's Waterfront Land Use Plan is proposed to provide land use policy for all property under jurisdiction of the Port of San Francisco, extending generally from the Hyde Street Pier to India Basin, about 7.5 miles and including about 630 net acres. The EIR analyzes potential environmental impacts of various development and activities that could occur under policies of the proposed Plan. Implementation of the Plan would require changes to the City General (Master) Plan, City Planning Code, and Zoning Map; and changes to the Bay Conservation and Development Commission regulations.

NOTE: The period for receipt of comments on this document closed on July 24, 1996. The commission held a public hearing to receive testimony on the Draft EIR on July 11, 1996. No testimony will be taken at this meeting.

SPEAKERS:**ACTION:** Approved**AYES:** Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin**ABSENT:** Mills**MOTION NO.** 14274

9. 92.371E (MALTZER)

RECYCLED WATER AND GROUNDWATER MASTER PLANS -- Public Hearing on Draft Environmental Impact Report. The project consists of two separate water use plans: a Recycled Water Master Plan, and a Groundwater master Plan. Each Plan includes some program, or policy level proposals regarding use of recycled water and groundwater, respectively, as well as some project specific construction proposals related to water treatment, storage, distribution and use. The construction proposals include a tertiary treatment plant adjacent to the Oceanside Water Pollution Control Plant and San Francisco Zoo, storage reservoirs at Lincoln High School and McLaren Park, groundwater extraction wells in Golden Gate Park and the Sunset District, pump stations, transmission lines and a distribution system. The project is proposed by the San Francisco Public Utilities Commission.

Note: Written comments will be received at the Planning Department until 5:00 p.m., on January 9, 1997.

(Continued from Regular Meeting of December 5, 1996)

SPEAKERS: Emery Coleman, Karen Kubic**ACTION:** Public hearing held. No action required or taken by the Commission at this time.

10. 95.363CC: (MONTAÑA)

BERNAL DWELLINGS RELOCATION PLAN, MAINTENANCE PLAN AND SECURITY PLAN. 3100-3190 CESAR CHAVEZ STREET, a full City block bounded by Harrison, 26th, Folsom and Cesar Chavez Streets known as Bernal Dwellings owned and operated by the San Francisco Housing Authority; Lot 1 in Assessor's Block 6573--Request by the Housing Authority for release of demolition permits to demolish 208 units of deteriorated low-income rental housing units and accessory community space and parking for replacement by 160 low-income rental housing units and accessory community space, retail space and parking which was authorized as a Conditional Use/Planned Unit Development by the Planning Commission on October 25, 1995 by Motion Number 13995 pending the Commission's review and approval of a Relocation Plan, Security Plan and Maintenance Plan for the new development. The Relocation Plan describes how the San Francisco Housing Authority would find temporary replacement housing for Bernal Dwelling tenants and how those tenants would be relocated to the new development. The Maintenance Plan describes management procedures for keeping the new development in sound, safe and sanitary condition. The Security Plan describes how the Housing Authority would provide for the safety and security of tenants in the new development.

SPEAKERS: Connie Weber, Robert Rubin, Eduardo Troz, Jeffrey Weil, Glenda Powell, Malike Rahim, Maria Morales, Laura Yee, Sandra Flores, Ana Hodges, Malika Saada Saar, Ronnie Davis, Tony Ucciferry, Fradik Rocha,

Tony Cook, Shawn Spear, Barbara Smith

ACTION: Approved with conditions as modified: Exhibit A, Condition of Approval, Relocation Plan, #1 amended to read: Commencing on December 5, 1996 and thereafter, the Project Sponsor shall require the head of household, or his/her authorized representative, for each Bernal Dwelling tenant relocated by the Housing Authority to sign an affidavit stating that they have been informed of, and understand, that under certain circumstances the San Francisco Housing Authority may approve "exception rents" on a unit by unit basis for amounts up to 110 percent of the applicable fair market rents under the Section 8 program in their search for suitable relocation housing. The signed affidavits shall be made available for inspection by members of the Bernal Dwellings Tenants Association and their legal counsel upon request and copies of these affidavits shall be provided to the Zoning Administrator for inclusion into the case docket prior to the issuance of a demolition permit for the Bernal Dwellings buildings.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills
MOTION NO. 14275

11. 95.354CC. (MONTAÑA)
YERBA BUENA PLAZA EAST RELOCATION PLAN, MAINTENANCE PLAN AND SECURITY PLAN. 1220 TO 1298 EDDY STREET, Assessor's Blocks 734 Lot 8 and 747, Lot 1, bounded by Willow, Turk. Laguna and Buchanan Streets known as Yerba Buena Plaza East and owned and operated by the San Francisco Housing Authority; Request by the Housing Authority for release of demolition permits to demolish 276 units of deteriorated low-income rental housing units and accessory community space and parking for replacement by 193 low income rental housing units and accessory community space, retail space and parking which was authorized as a Conditional Use/Planned Unit Development by the Planning Commission on October 19, 1995 by Motion Number 13987 pending the Commission's review and approval of a Relocation Plan, Security Plan and Maintenance Plan for the new development. The Relocation Plan describes how the San Francisco Housing Authority would find temporary replacement housing for Plaza East tenants and how those tenants would be relocated to the new development. The Maintenance Plan describes management procedures for keeping the new development in sound, safe and sanitary condition. The Security Plan describes how the Housing Authority would provide for the safety and security of tenants in the new development.

SPEAKERS: Carl Williams, Calvin R. Swinson, Rick Jansen, Shane, Peter J. Liuzza, Celeste Friedman, Cora Washington, Pat, Ana Flores

ACTION: Approved with conditions as modified: Exhibit A, Condition of Approval, Relocation Plan, #1 amended to read: Commencing on December 5, 1996 and thereafter, the Project Sponsor shall require the head of household, or his/her authorized representative, for each Yerba Buena Plaza East tenant relocated by the Housing Authority to sign an affidavit stating that they have been informed of, and understand, that under certain circumstances the San Francisco Housing Authority may approve "exception rents" on a unit by unit basis for amounts up to 110 percent of the applicable fair

market rents under the Section 8 program in their search for suitable relocation housing. The signed affidavits shall be made available for inspection by members of the Yerba Buena Plaza East Tenants Association and their legal counsel upon request and copies of these affidavits shall be provided to the Zoning Administrator for inclusion into the case docket prior to the issuance of a demolition permit for the Yerba Buena Plaza East buildings.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills
MOTION NO. 14276

12. 95.354C (MONTAÑA)
Assessor's Blocks 734, Lot 8 and 747, Lot 1, bounded by Willow Street to the north, Laguna Street to the east, Turk Street to the south and Buchanan Street to the west: Request to consider approval of a Relocation Plan, Maintenance Plan and Security Plan for the Yerba Buena Plaza East development. The Relocation Plan describes how the San Francisco Housing Authority would find temporary replacement housing for Plaza East tenants and how those tenants would be relocated to the new Plaza East development. The Maintenance Plan describes management procedures for keeping the new development in sound, safe and sanitary condition. The Security Plan describes how the Housing Authority would provide for the safety and security of tenants in the new development. The Planning Commission would review these plans and, if they are found satisfactory, would approve of the plans and authorize the issuance of demolition permits for the 276 units of housing at the Plaza East development.

NOTE: This item is on calendar in error. It is a duplicate of item 11. No independent action was taken for this item.

13. (MONTAÑA)
FEDERAL BUILDING REDEVELOPMENT PROJECT AREA PRELIMINARY PLAN AMENDMENT. Consideration of an amendment to the current Federal Office Building 10th and Market Street Preliminary Plan. The Federal General Services Administration(GSA) proposes to construct an office building near the City's Civic Center to house Federal agencies presently located throughout the City in leased space. The GSA wishes to consolidate their administrative office functions and locate within a building which they own and operate. The GSA has asked the City to give them a parcel upon which they will build an approximately 475,000 net square feet office building. The Redevelopment Agency would purchase the property and deed it to the Federal government. The GSA is looking at two sites: One at 10th and Market/Mission Streets which is the subject of the current Preliminary Plan; and a second site at 7th and Mission Street which would be included in the proposed amended Preliminary Plan. Results of environmental analyses, design and construction cost analyses, neighborhood character studies, and other economic/fiscal studies would determine the selection of the project site.

ACTION: Without hearing, continued to January 16, 1997.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

14. 95.336CR (NIXON)
USF LONE MOUNTAIN CAMPUS, south side of Anza Street between Parker and Wood Streets and USF Lone Mountain Campus adjacent to the Rossi wing of the Lone Mountain Building; Lot 3A in Assessor's Block 1107; Request for Conditional Use Authorization to construct up to 136 dwelling units, up to 34 group housing units, and as a Planned Unit Development seeking exceptions from rear yard and open space standards, modification of building height measurement method, allowance of parking exceeding 150% of the requirement and review of the proposed reconfiguration and improvement of the south side of Anza Street from Wood Street to Parker Avenue for consistency with the General Plan for a project in a RH-2 (House, Two-Family) District with a 40-X Height and Bulk designation.
(Continued from Regular Meeting of December 19, 1996)
SPEAKERS: David Nelson, Lou Gerardo, Boris Dramof, Bob Lee, Sue Hestor, Rita Salvatori, Paula Romanovsky, Gary Kendal, Tom Gerfin, Ingrid Apter, Helen Key, G.G.Platt, Greg Garr, Marsha Rosen, Bland Platt, Tom Green
ACTION: Following testimony, the Commission closed public hearing. The matter was continued to February 6, 1997.
AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills
15. 96.612C (ZWIERZYCKI)
281 CASTRO STREET, Assessor's Block 3561, Lot 33, near the northeastern corner of 16th Street: Request for Conditional Use authorization for the conversion of three bedrooms in an existing Two-Family Residential Dwelling occupying a two-story over basement building to three "bed and breakfast" rooms, within an RH-3 (Residential, House, Three-Family) District.
SPEAKERS: David Gelman, Tom Pollock, Walter Moreau, Brian Christensen, Dan Sullivan, Maurke Faoury
ACTION: Following testimony, the Commission closed public hearing and passed a motion of intent to disapprove. The matter was continued to January 16, 1997 for final action.
AYES: Antenore, Chinchilla, Joe, Lowenberg, Martin, Mills
NOES: Marks
16. 96.672C (GORDON)
2966 24TH STREET, north side between Harrison and Alabama Streets, Lot 17 in Assessor's Block 4206: Request for a Conditional Use Authorization to establish an automotive repair and service facility (defined by Section 790.15 of the Planning Code) within an existing building, as required by Planning Code Section 727.59 in the 24th Street-Mission Neighborhood Commercial Zoning District and a 40-X Height and Bulk District.
SPEAKERS: Tito (name unknown)
ACTION: Following testimony, the Commission closed public hearing and continued the matter to January 23, 1997.
AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills
17. 96.657C (PEPPER)
1332-1334 VAN NESS AVENUE, northeast corner at Fern Alley; Lot 14 in Assessor's

Block 670; - Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install a total of seven antennas on the roof of a base transceiver stations in the basement of the existing commercial building as part of a wireless communication network in the RC-4 (Residential-Commercial, High Density) District and 130-V Height and Bulk District. The existing building is approximately 78 feet in height. The antennas and base transceiver stations are part of a wireless communication network operated by Sprint Spectrum. Each antenna measures approximately five feet high by eight inches wide by one inch deep. Three antennas would be mounted on the existing penthouse walls; and four antennas would be mounted inside two tubes and located on the roof of the penthouse. The tops of the antennas would be approximately 92 feet above sidewalk grade. The base transceiver station, which requires an area approximately 22 feet wide by 10 feet deep, would be located in the basement of the building.

(Continued from Regular Meeting of December 19, 1996)

SPEAKERS: Name unknown

ACTION: Approved with conditions as drafted

AYES: Antenore, Chinchilla, Joe, Marks, Martin, Mills

EXCUSED: Lowenberg

MOTION NO. 14277

18. 96.633C (PEPPER)

3555 CESAR CHAVEZ STREET, south side between Valencia Street and San Jose Avenue (near the intersection of Valencia and Duncan Streets); Lot 1 in Assessor's Block 6575: -- Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install a total of nine panel antennas and a base transceiver station on the roof of the existing 104-foot medical office building as part of a wireless communications network in an RH-2 (Residential, House, Two-Family) District and a 105-E Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The antennas would be mounted on an existing rooftop penthouse. Each panel antenna measures approximately five feet high by eight inches wide. The tops of the antennas would be approximately 113 feet above sidewalk grade. The base transceiver station, which measures approximately five feet high by 13 feet wide by 11 feet deep, would also be located on the roof.

SPEAKERS: Sheila Mahoney, Terry Milne, Darin Buchkalter

ACTION: Approved with conditions as drafted

AYES: Antenore, Chinchilla, Joe, Marks, Mills

NOES: Martin

EXCUSED: Lowenberg

MOTION NO. 14278

19. 96.635C (PEPPER)

1740 SLOAT BOULEVARD, northeast corner at 35th Avenue; Lot 10 in Assessor's Block 2522: -- Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install a total of three panel antennas inside the existing church steeple and a base transceiver station underground adjacent to the existing church building as part of a wireless communication network in an RH-1 (Residential, House,

One-Family) District and a 40-X Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. Each panel antenna measures approximately five feet high by eight inches wide. The tops of the antennas would be approximately 78 feet above sidewalk grade. The base transceiver station, which measures approximately five feet high by 22 feet wide by 19 feet deep, would be located underground in a proposed pre-fabricated vault.

SPEAKERS: None

ACTION: Approved with conditions as drafted

AYES: Antenore, Chinchilla, Joe, Marks, Martin, Mills

EXCUSED: Lowenberg

MOTION NO. 14279

20. 96.657C (PEPPER)
1332-1334 VAN NESS AVENUE, northeast corner at Fern Alley; Lot 14 in Assessor's Block 670: -- Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install a total of seven antennas on the roof and a base transceiver station in the basement of the existing commercial building as part of a wireless communication network in the RC-4 (Residential-Commercial, High Density) District and 130-V Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The existing building is approximately 78 feet in height. Each antenna measures approximately five feet high by eight inches wide. Three antennas would be mounted on the existing penthouse walls and four antennas would be mounted inside tubes and located on the roof of the penthouse. The tops of the antennas would be approximately 92 feet above sidewalk grade. The base transceiver station, which requires an area approximately 22 feet wide by 10 feet deep, would be located in the basement of the building.

NOTE: This item is on calendar in error. It is a duplicate of item 17. No independent action was taken for this item.

21. 96.681C (PEPPER)
1520 STOCKTON STREET, east side between Green and Union Streets; Lot 20B in Assessor's Block 116: -- Request for Conditional Use authorization under Section 722.83 of the Planning Code to install a total of nine antennas on the roof and a base transceiver station inside the existing six-story medical services building as part of a wireless communication network in the North Beach Neighborhood Commercial District and a 40-X Height and Bulk District. The existing building is approximately 78 feet in height. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. Each antenna measures approximately five feet high by eight inches wide by one inch deep. The antennas would be flush mounted to the roof wall. The tops of the antennas would be approximately 78 feet above sidewalk grade. The base transceiver station, which requires an area approximately 14 feet wide by 10 feet deep, would be located in the building on the sixth floor.

SPEAKERS: Polly Hu, Nan Roth, Angeline Hu,

ACTION: Approved with conditions as drafted

AYES: Antenore, Chinchilla, Joe, Marks, Mills
NOES: Martin
EXCUSED: Lowenberg
MOTION NO. 14280

22. 96.594T (PASSMORE)

NEIGHBORHOOD COMMERCIAL SIGN CONTROLS, Consideration of a modification of the Planning Code initiated by the Board of Supervisors to amend Section 604 to allow a business that is relocating to a new location within 300 feet of its existing location to also relocate one existing business sign that would be nonconforming in its new location together with its associated sign structure, except that in no event may a painted sign or a sign with flashing, blinking, fluctuating or otherwise animated light be relocated unless in conformity with current Code requirements applicable to its new location and the relocated sign must comply with applicable provisions of Articles 10 and 11.

(Continued from Regular Meeting of December 19, 1996)

ACTION: Without hearing, continued to January 23, 1997.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

AT APPROXIMATELY 5:30 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

23. 96.721D (PASSMORE/BANALES)

150 BROADMOOR DRIVE, west side between Winston and Stonecrest Drives, Lot 001E in Assessor's Block 7235 - Request for Discretionary Review of Building Permit Application No. 9620724S proposing a horizontal addition at the rear of the two-story over-basement single-family dwelling in an RH-1(D) (House, One-Family, Detached) District.

SPEAKERS: Margaret Christenberry

ACTION: Under the authority of their Discretionary Review powers, the Commission disapproved this project as proposed.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

24. 96.724D (PASSMORE/WANG)

111 - 14TH AVENUE, west side between Lake and California Streets, Lot 003 in Assessor's Block 1374 - Request for Discretionary Review of Building Permit Application No. 9616736 proposing construction of a first-floor deck and stairway at the rear of the existing three-story over-garage single-family dwelling in an RH-2 (Residential, House, Two-Family) District.

SPEAKERS: David Wong, Geoffrey Gordon-Creed, Jeff Woodemack

ACTION: Under the authority of their Discretionary Review powers, the Commission approved this project as proposed.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Mills

ABSENT: Martin

25. 96.722D (PASSMORE/BANALES)

767 NORTH POINT STREET, south side between Hyde and Leavenworth Streets,

Lot 023 in Assessor's Block 0027 - Request for Discretionary Review of Building Permit Application No. 9616668S proposing a single-story garage addition to the front of the single-family dwelling in an RH-3 (House, Three-Family) District.

SPEAKERS: Ellen Tsang, Bill Aserorres, Bob Meyers, Kenneth Miller, Sue Bonnie, G.V. Dante

ACTION: Under the authority of their Discretionary Review powers, the Commission approved this project as proposed.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Mills

ABSENT: Martin

26. 96.675D (PASSMORE/IONIN)
3015 WASHINGTON STREET, south side between Broderick and Baker Streets, Lot 034 in Assessor's Block 1000 - Request for Discretionary Review of Building Permit Application No. 9617114 proposing second and third story rear decks and stair in an RH-2 (House, Two-Family) District.

SPEAKERS: Mark Dawson

ACTION: Under the authority of their Discretionary Review powers, the Commission approved this project as it was modified based on plans submitted to the Planning Department and Commission on this date.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Mills

ABSENT: Martin

EXCUSED: Lowenberg

27. 96.710D/DD (PASSMORE/WANG)
5424 ANZA STREET, north side between 45th and 46th Avenues, Lot 014 in Assessor's 1499 - Request for Discretionary Review of Building Permit Application No. 9611459 proposing the construction of a two-story vertical addition to the existing one-story single-family dwelling in an RH-1 (Residential, House, One-Family) District.

SPEAKERS: George Mendoza, Mark Brand, Robert Herman, Proctor Jones, Paul Cantner, David Wong, Don Sullivan, Walter Wong

ACTION: Following testimony, the Commission closed public hearing and continued the matter to February 6, 1997.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Mills

ABSENT: Martin

Adjournment -- 9:40 P.M.

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON THURSDAY, JANUARY 23, 1997.

ACTION: Approved as drafted

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

970109M

ADDENDUM

MINUTES
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JANUARY 9, 1997
ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

A. ITEMS TO BE CONTINUED

96.676D (PASSMORE/WANG)
437 LIBERTY STREET, south side between Noe and Sanchez Streets, Lot 039 in Assessor's Block 3604 - Request for Discretionary Review of Building Permit Application No. 9612469 proposing construction of a second floor addition, at the existing one-story over garage, single family dwelling.
(Proposed for Continuance to January 16, 1997)
ACTION: Continued as proposed
AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin
ABSENT: Mills

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON THURSDAY, JANUARY 23, 1997.

ACTION: Approved as drafted
AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

ADDENDUM

MINUTES OF THE SAN FRANCISCO PLANNING COMMISSION REGULAR MEETING THURSDAY JANUARY 9, 1997 ROOM 428, WAR MEMORIAL BUILDING 401 VAN NESS AVENUE 1:30 P.M.

A. ITEMS TO BE CONTINUED

96.682C

(PEPPER)

5000-5026 GEARY BOULEVARD, northwest corner at 14th Avenue; Lots 24 and 25 in Assessor's Block 1446: -- Request for Conditional Use authorization under Section 712.83 of the Planning Code to install a total of six antennas on the roof of the existing commercial building and a base transceiver station behind the existing adjacent commercial building as part of a wireless communication network in an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District. The existing building is approximately 37 feet in height. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. Each antenna measures approximately six feet high by eight inches wide. The tops of the antennas would be approximately 43 feet above sidewalk grade. The base transceiver station, which measures approximately 17 feet wide by 12 feet deep, would be located behind the existing building adjacent at the northern boundary of the property and would not be in a parking space.

(Proposed for Continuance to January 16, 1997)

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin

ABSENT: Mills

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON THURSDAY, JANUARY 23, 1997.

ACTION: Approved as drafted

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

MINUTES
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JANUARY 16, 1997
ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.

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PRESENT: Commissioners Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin
ABSENT: Commissioner Mills

THE MEETING WAS CALLED TO ORDER BY PRESIDENT LOWENBERG AT 1:38 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Robert Passmore - Zoning Administrator, Larry Badiner, Susana Montaña, Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 96.704D (PASSMORE/OMOKARO)
462 SECOND AVENUE, east side between Anza and Geary Boulevard, Lot 030 in Assessor's Block 1543 - Request for Discretionary Review of Building Permit Application No. 9619807 proposing for the alteration of the first, second and third floors, and the addition of a fourth story in an RH-2 (Residential House, Two-Family) District.
(Proposed for Continuance to February 6, 1997)

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin

ABSENT: Mills

2. 96.625D (PASSMORE/GORDON)
2401 CALIFORNIA STREET, southwest corner with Fillmore Street, Lot 001 in Assessor's Block 0654 - Request for Discretionary Review of Building Permit Application No. 9618741 proposing exterior and interior building alterations to an existing small self-service restaurant to be doing business as WrapWorks in the Upper Fillmore Neighborhood Commercial District.
(Continued from the Regular Meeting of December 5, 1996)

NOTE: On 12/5/96, following public comments, the Commission continued this matter to January 16, 1997 with instructions that the absent commissioner receive the hearing tape and all case material prior to final action. The vote was +6 -0 with Commissioner Mills absent.

(Proposed for Continuance to January 23, 1997)

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin

ABSENT: Mills

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

SPEAKER: Patricia Vaughey, re: (1) Kaiser Prop K shadow studies, and (2) a DR on 2298 Union Street

C. COMMISSIONERS' QUESTIONS AND MATTERS

3. Consideration of adoption -- draft minutes of December 5, 12, 19, 1996.

ACTION: Approved as drafted

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin

ABSENT: Mills

4. PLANNING COMMISSION HEARING SCHEDULE FOR 1997. Per Article IV, Section 1 of the Rules and Regulations of the San Francisco Planning Commission, the Commission will consider for adoption an annual hearing schedule that includes proposed cancellation dates that accommodates various holidays throughout the year.

ACTION: Approved as corrected: canceled October 2, 1997 for the Rosh Hashanah holiday.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin

ABSENT: Mills

5. ELECTION OF OFFICERS: In accordance with Article II, Section 1 of the Rules and Regulations of the San Francisco Planning Commission, the President and Vice President of the Commission shall be elected at the first Regular Meeting of the Commission held on or after the 15th day of January of each year, or at a subsequent meeting, the date which shall be fixed by the Commission at the first Regular Meeting on or after the 15th day of January each year.

ACTION: Hector Chinchilla elected as Vice President.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin

ABSENT: Mills

ACTION: Susan Lowenberg elected as President.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin

ABSENT: Mills

D. DIRECTOR'S REPORT

6. DIRECTOR'S ANNOUNCEMENTS

-Update on the Edgehill Way matter

7. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (PASSMORE)

8. Informational presentation - GAP Headquarters Building. Presentation by the San Francisco Redevelopment Agency and project architects of architectural plans for a 540,000 sq. ft. office building in the Rincon Point-South Beach Redevelopment Area.

SPEAKERS: Clifford Graves - Director of Redevelopment Agency, Mr. Stern - project architect, Douglas Booth, Corwin Booth

ACTION: Informational only. No action required.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED

9. 96.612C (ZWIERZYCKI)

281 CASTRO STREET, Assessor's Block 3561, Lot 33, near the northeastern corner of 16th Street: Request for Conditional Use authorization for the conversion of three bedrooms in an existing Two-Family Residential Dwelling occupying a two-story over basement building to three "bed and breakfast" rooms, within an RH-3 (Residential, House, Three-Family) District.

NOTE: On January 9, 1997, following testimony, the Commission closed public hearing and passed a motion of intent to disapprove by a vote of +6 -1, with Commissioner Marks voting no. The matter was continued to 1/16/97 for final action.

SPEAKERS: None

ACTION: Disapproved

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin

ABSENT: Mills

MOTION NO. 14281

F. REGULAR CALENDAR

10. (BADINER)

TRANSBAY BUS FACILITY: Informational hearing and Planning Commission comments on conceptual Main/Beale Regional Bus Facility alternatives.

SPEAKERS: Rich Keating - Project team, Kenneth - AC Transit rep, Norman Rolf, Clark Manus, Jim Haas

ACTION: Informational only. No action required.

11. (MONTAÑA)

FEDERAL BUILDING REDEVELOPMENT PROJECT AREA PRELIMINARY PLAN AMENDMENT. Consideration of an amendment to the current Federal Office Building 10th and Market Street Preliminary Plan. The Federal General Services Administration(GSA) proposes to construct an office building near the City's Civic Center to house Federal agencies presently located throughout the City in leased space. The GSA wishes to consolidate their administrative office functions and locate within a building which they own and operate. The GSA has asked the City to give them a parcel upon which they will build an approximately

475,000 net square feet office building. The Redevelopment Agency would purchase the property and deed it to the Federal government. The GSA is looking at two sites: One at 10th and Market/Mission Streets which is the subject of the current Preliminary Plan; and a second site at 7th and Mission Street which would be included in the proposed amended Preliminary Plan. Results of environmental analyses, design and construction cost analyses, neighborhood character studies, and other economic/fiscal studies would determine the selection of the project site.

(Continued from Regular Meeting of January 9, 1997)

SPEAKERS: None

ACTION: Approved

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin

ABSENT: Mills

MOTION NO. 14282

12. (MONTAÑA)

SOUTH OF MARKET REDEVELOPMENT PROJECT AREA PRELIMINARY PLAN, Presentation of and consideration of adoption of a South of Market Redevelopment Project Area Preliminary Plan for an approximately 62 acre portion of the South of Market generally bounded by Mission, Harrison, Fifth and Seventh Streets. The Planning Commission will consider selection of the project area boundaries, consistency with the General Plan and generalized land uses and densities. For further information, please call Susana Montaña at 558-6313.

SPEAKERS: None

ACTION: Approved as corrected:

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin

ABSENT: Mills

MOTION NO. 14283

13. 94.285C (ANDRADE)

2301 MARKET STREET, Lot 34 in Assessor's Block 3563; southwest corner of Market and Noe Streets in the upper Market Neighborhood Commercial District -- To consider revoking the Conditional Use Authorization that allowed expansion of an existing athletic club. Revocation or other appropriate action is being considered to ensure compliance with conditions of approval of Motion No. 13788 and subsequent off-street parking variance including but not limited to the provision of off-street parking, bicycle racks and promotion of transit use.

(Continued from Regular Meeting of December 19, 1996)

NOTE: On 12/19/96, the Commission closed public hearing and continued the matter to 1/16/97.

SPEAKERS: James Rosenfeld, David Cincotta - rep of project sponsor

ACTION: Following further testimony, the public hearing was re-closed and continued to February 6, 1997, with instructions to the project sponsor that all work was to be completed by January 31, 1997.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin

ABSENT: Mills

14. 96.487C (BERKOWITZ)

1 CRYSTAL STREET, northwest corner with DeLong Street, Lot 4A in Assessor's

Block 7155: Request for Conditional Use Authorization to expand an existing 6 bed residential care facility to an 11 bed facility within an existing single family house in an RH-1 (House, One-Family) District and a 40-X height and bulk district.

(Continued from the Regular Meeting of December 5, 1996)

NOTE: On 12/5/96, following public testimony, the Commission continued this matter to January 16, 1997 with the following direction to staff: report on the Fair Housing laws as relates to this case; confirm legal number of bedrooms and parking spaces.

ACTION: Without hearing, continued to February 6, 1997.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin

ABSENT: Mills

15. 96.682C (PEPPER)
5000-5026 GEARY BOULEVARD, northwest corner at 14th Avenue; Lots 24 and 25 in Assessor's Block 1446: -- Request for Conditional Use authorization under Section 712.83 of the Planning Code to install a total of six antennas on the roof of the existing commercial building and a base transceiver station behind the existing adjacent commercial building as part of a wireless communication network in an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District. The existing building is approximately 37 feet in height. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. Each antenna measures approximately six feet high by eight inches wide. The tops of the antennas would be approximately 43 feet above sidewalk grade. The base transceiver station, which measures approximately 17 feet wide by 12 feet deep, would be located behind the existing adjacent building at the northern boundary of the property and would not be in a parking space.

(Continued from the Regular Meeting of January 9, 1997)

SPEAKERS: Darin Burkhalter - project sponsor rep.

ACTION: Approved with conditions as drafted

AYES: Antenore, Chinchilla, Joe, Marks, Martin

ABSENT: Mills

EXCUSED: Lowenberg

MOTION NO. 14284

16. 96.693C (PEPPER)
1740 SLOAT BOULEVARD, northeast corner at 35th Avenue; Lot 10 in Assessor's Block 2522 - Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install a total of three panel antennas inside the existing church steeple and a base transceiver station on the roof of the existing church building as part of a wireless communication network operated by Pacific Bell Mobile Services in an RH-1 (House, One-Family) District and a 40-X Height and Bulk District. The existing church is approximately 27 feet tall, with a 78-foot steeple. Each panel antenna measures approximately five feet high by six inches wide. The tops of the antennas would be approximately 56 feet above sidewalk grade. The base transceiver station, which measures approximately five feet high by four feet wide by two feet deep, would be located on the lower roof.

SPEAKERS: James Caulking - project sponsor rep.

ACTION: Approved with conditions as drafted
AYES: Antenore, Chinchilla, Joe, Marks, Martin
ABSENT: Mills
EXCUSED: Lowenberg
MOTION NO. 14285

17. 96.725C (PEPPER)
274 BRANNAN STREET, north side between First and Second Streets; Lot 73 in Assessor's Block 3774 - Request for Conditional Use authorization under Section 818.73 of the Planning Code to install a total of two microwave dishes on the roof of the existing commercial building as part of a wireless communication network in an SSO (Service/Secondary Office) District and a 50-X Height and Bulk District. The dishes are part of a wireless transmission network operated by GTE Mobilnet. The existing building is approximately 78 feet tall. Each microwave dish measures approximately six feet in diameter. The tops of the dishes would be approximately 84 feet above sidewalk grade.

SPEAKERS: None

ACTION: Approved with conditions as drafted
AYES: Antenore, Chinchilla, Joe, Marks, Martin
ABSENT: Mills
EXCUSED: Lowenberg
MOTION NO. 14286

AT APPROXIMATELY 4:30 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

18. 96.625D (PASSMORE/GORDON)
2401 CALIFORNIA STREET, southwest corner with Fillmore Street, Lot 001 in Assessor's Block 0654 - Request for Discretionary Review of Building Permit Application No. 9618741 proposing exterior and interior building alterations to an existing small self-service restaurant to be doing business as WrapWorks in the Upper Fillmore Neighborhood Commercial District.
(Continued from the Regular Meeting of December 5, 1996)
NOTE: On 12/5/96, following public comments, the Commission continued this matter to January 16, 1997 with instructions that the absent commissioner receive the hearing tape and all case material prior to final action. The vote was +6 -0 with Commissioner Mills absent.

NOTE: This item is on calendar in error. It is a duplicate of item 2, and was continued to 1/23/97.

19. 96.676D (PASSMORE/WANG)
437 LIBERTY STREET, south side between Noe and Sanchez Streets, Lot 039 in Assessor's Block 3604 - Request for Discretionary Review of Building Permit Application No. 9612469 proposing construction of a second floor addition, at the existing one-story over garage, single family dwelling.
(Continued from the Regular Meeting of January 9, 1997)

SPEAKERS: (name unknown)

ACTION: Under their Discretionary review powers, the Commission approved the

project and plans presented to them today (1/16/97).
AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin
ABSENT: Mills

20. 96.598D (PASSMORE/PUTRA)
2865 DIVISADERO STREET, west side between Union and Green Streets, Lot 002 in Assessor's Block 0951 - Request for Discretionary Review of Building Permit Application No. 9614546 proposing to extend the existing 3rd floor master bedroom to the rear within the existing building envelope of a 3-story over-basement single-family dwelling in an RH-1 (House, One-Family) District.

(Continued from the Regular Meeting of December 19, 1996)

SPEAKERS: (con project): David Cincotta - attorney for DR requestor, Gerald Overway - architect for DR requestor, Iras Hadden - wife of DR requestor, Dr. Kufferman - DR requestor; (pro project): Howard Wexler - attorney for project sponsor, Peter J. O'Harra, John Cooper - project sponsor

ACTION: Under their Discretionary review powers, the Commission approved this project as submitted.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin
ABSENT: Mills

Adjournment -- 5:30 P.M.

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON THURSDAY, FEBRUARY 6, 1997.

ACTION: Approved as drafted

AYES: Antenore, Chinchilla, Joe, Lowenberg, Martin, Mills

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

970116M

MINUTES
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
JANUARY 23, 1997

BOARD OF SUPERVISOR'S CHAMBERS
ROOM 404, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
3:00 P.M.

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PRESENT: Commissioners Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

THE MEETING WAS CALLED TO ORDER BY PRESIDENT LOWENBERG AT 3:25 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Robert Passmore - Zoning Administrator, Rana Ahmadi, John Billovits, Alice Glasner, Elizabeth Gordon, Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 96.727C (ROSETTER)
106 WEST PORTAL AVENUE, north side between Vicente and Wawona Streets; Lot 1 in Assessor's Block 2988A - Consideration of a conditional use authorization to allow a Business or Professional Service use on the first story in the West Portal Neighborhood Commercial District. The specific proposal is to establish a stock broker's office for Charles Schwab & Co., Inc., in a 2,660 square-foot storefront formerly occupied by Payless Shoe Source. Office facilities, layout and specific operation could change over time. However, as currently planned, the office would contain a reception desk with two work stations, a small waiting area, five desks for conferences with several seated customers, a private conference room, a manager's office, two customer service telephone stations, two computer stock quote stations and one promotion/information video station and accessory support and storage rooms. Pursuant to Planning Code Section 729.53, a Business or Professional Service is allowed in the West Portal Neighborhood Commercial District on the second story as a permitted use but on the first story only as a conditional use authorized by the City Planning Commission in a public hearing where members of the public are invited to comment on the proposal. Planning Code Section 790.108 defines a Business or Professional Service as, "a retail use which provides to the general public, general business or professional services, including but not limited to, architectural, management, clerical, accounting, legal consulting, insurance, real estate brokerage, and travel services."

(Proposed for Continuance to February 6, 1997)

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

2. 96.692C (GORDON)
2761 GEARY BOULEVARD, south side between Masonic Avenue and Wood Street, Lot 35 in Assessor's Block 1092 - Request for a Conditional Use Authorization to allow an automated car wash facility (defined by Section 790.18 of the Planning Code), as required by Planning Code Section 712.60, in an NC-3 (Moderate-Scale) Neighborhood Commercial Zoning District and a 40-x Height and Bulk District.
(Proposed for Continuance to February 6, 1997)

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

3. 96.695C (COLEMAN)
728 PACIFIC AVENUE, Lot 082 in Assessor's Block 0161, north side between Grant Avenue and Jackson Street - Request for Conditional Use authorization to modify a previous Conditional Use authorization by deleting Conditions No. 2, 4 and 9 from Resolution No. 8797 to allow ingress and egress to Pacific Avenue via the parking lot at 728 Pacific Avenue in the Chinatown Residential Neighborhood Commercial District (CRNC).
(Proposed for Continuance to February 6, 1997)

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

4. (PASSMORE)
INFORMATIONAL REVIEW OF RESIDENTIAL DESIGN GUIDELINES/MIRALOMA PARK AND LINCOLN MANOR. Summary report on residential zoning modifications considered by the prior Planning Commission, and the process for creating Residential Character Districts, and neighborhood specific Residential Design Guidelines, including pending proposals for Miraloma Park and Lincoln Manor. This is an informational presentation only and no action by the Commission is required.
(Proposed for continuance to February 6, 1997)

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

(1) Dick Millett, re: Live/work in residential neighborhoods; (2) Ilene Nesbet, re: Live/work in residential areas; (3) Babbett Drefke, re: Live/work in residential areas--suggests a moratorium.

C. COMMISSIONERS' QUESTIONS AND MATTERS

5. Consideration of adoption -- draft minutes of January 9, 1997.

ACTION: Approved as drafted

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

Antenore: -- regarding the closed hearing status on the USF Lone Mt. item--The Commission Secretary is instructed to show on the hearing agenda a notation that states the public hearing is open to any modifications to the project.

Chinchilla: -- has requested an informational hearing on the Live/work issues raised under Public Comment today--mid to late February.

D. DIRECTOR'S REPORT

6. DIRECTOR'S ANNOUNCEMENTS

NONE

7. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (PASSMORE)

BOS: -Appeal of 1515 Taravel was continued for two weeks

BOA: -2168 10th Avenue soil studies was continued to 2/26
-reported that 2000 Ulloa is near resolution

E. REGULAR CALENDAR

8. 96.654M (SHOTLAND)

AMENDMENT OF THE RECREATION AND OPEN SPACE ELEMENT OF THE GENERAL PLAN, Consideration of a Resolution to amend Map 4 of the Recreation and Open Space Element of the General Plan, to designate the old Bessie Carmichael site [AB 3754, lot 16] and Sherman Way right-of-way between Cleveland and Harrison Streets, as "Proposed Public Open Space, Acquire for or Convert to Public Open Space."

SPEAKERS: None

ACTION: Approved

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

RESOLUTION NO. 14288

9. 96.605R (SHOTLAND)

GENERAL PLAN REFERRAL ON ACQUISITION AND EXCHANGE OF PROPERTY FOR PUBLIC SCHOOL USE AND PUBLIC PARK USE IN THE SOUTH OF MARKET AREA, Consideration of a General Plan Referral on the proposed City acquisition of property on 7th Street between Folsom and Harrison Streets [AB 3754, lots 62-64], transfer of the property to the San Francisco Unified School District for construction of

a new public school, in exchange for the Bessie Carmichael School site [AB 3754, lot 16], the old Bessie Carmichael School buildings would be demolished when the new school is completed, and the property would be converted into a public park.

SPEAKERS: None

ACTION: Approved as corrected: change address from 349-375 7th Street to 349-365 7th Street and 45 Cleveland Street on page one, paragraph two of the draft resolution.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills
RESOLUTION NO. 14289

10. 95.102K (AHMADI)
KAISER SAN FRANCISCO MEDICAL CENTER, GEARY CAMPUS PROJECT, 2290 AND 2295 GEARY BOULEVARD; Determination of the significance of the shadow impact of the proposed project on Hamilton Recreation Center under Section 295 of the Planning Code.

NOTE: Taken out of order and heard prior to item 8.

SPEAKERS: Jan Bolaffi; Alice Barkley

ACTION: Approved as drafted. Voice vote only.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

11. 96.450C (GORDON)
1909B UNION STREET, on the south side between Buchanan and Laguna Streets, Lot 037 in Assessor's Block 0542: Request for a Conditional Use Authorization to amend City Planning Commission Conditional Use Authorization No. 94.495C/Motion No. 13765 to allow an addition of eight seats to an existing Large Fast-Food Restaurant (defined by Planning Code Section 790.90) within the Union Street Neighborhood Commercial Zoning District and a 40-X Height and Bulk District. The previous conditional use authorization for a restaurant restricted the establishment to a total of nine seats.

(Continued from Regular Meeting of December 12, 1996)

SPEAKERS: None

ACTION: Approved as corrected: Conditions of Approval, #2, first sentence should read: The sidewalk seating area in front of the restaurant shall be limited to no more than four tables with seating for up to eight persons, with a Street-Use Table and Chairs Permit from the Department of Public Works.

AYES: Antenore, Joe, Lowenberg, Marks, Martin, Mills

NOES: Chinchilla

MOTION NO. 14290

12. 96.502C (NIXON)
50 FREMONT STREET, west side between Mission and Market Streets, Lots 19 and 20 in Assessor's Block 3709 - Request for Conditional Use authorization to construct and operate a commercial wireless transmitting facility (television) exceeding the height limit in a C-3-0 (Downtown Commercial, Office) District with a 500-S Height and Bulk designation.

SPEAKERS: None

ACTION: Approved with conditions as drafted

AYES: Antenore, Chinchilla, Joe, Marks, Martin, Mills

EXCUSED: Lowenberg

MOTION NO. 14291

13. 96.719C

(PEPPER)

1881 POST STREET, southeast corner at Fillmore Street; Lot 1 in Assessor's Block 701 - Request for Conditional Use authorization under Section 712.83 of the Planning Code to install a total of nine antennas On the roof and a base transceiver station in the garage of the existing Kabuki Theater building as part of a wireless communication network in an NC-3 (Moderate Scale Neighborhood Commercial) District and a 65-A Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The existing building is approximately 78 feet in height. Each antenna measures approximately five feet high by eight inches wide. The tops of the antennas would be approximately 91 feet above sidewalk grade. The base transceiver station, which requires an area approximately 16 feet wide by 12 feet deep, would be located in the building's garage in a storage area.

SPEAKERS: Darian Burkhalter - project team rep.

ACTION: Approved new plans as submitted 1/23/97, with conditions as drafted

AYES: Antenore, Chinchilla, Joe, Marks, Martin, Mills

EXCUSED: Lowenberg

MOTION NO. 14292

14. 96.720C

(PEPPER)

669-689 PORTOLA DRIVE, southeast side between Teresita Boulevard and Fowler Drive; Lots 16 and 17 in Assessor's Block 2901B - Request for Conditional Use authorization under Section 710.83 of the Planning Code to install a total of six antennas and a base transceiver station on the roof of the existing building as part of a wireless communication network in a NC-1 (Neighborhood Commercial Cluster) District and a 26-X Height and Bulk District. The antennas an base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The existing building is approximately 31 feet in height. Each antenna measures approximately five feet high by eight inches wide. The tops of the antennas would be approximately 39 feet above sidewalk grade. The base transceiver station, which requires an area approximately 15 feet wide by 11 feet deep, would also be located on the roof.

SPEAKERS: (name unknown)

ACTION: Approved with conditions as drafted

AYES: Antenore, Chinchilla, Joe, Marks, Martin, Mills

EXCUSED: Lowenberg

MOTION NO. 14293

15. 96.730C

(PEPPER)

2601 MISSION STREET, southeast corner at 22nd Street; Lot 69 in Assessor's Block

3637 - Request for Conditional Use authorization under Section 712.83 of the Planning Code to install a total of six panel antennas on the exterior walls and a base transceiver station on the ninth floor of the existing Bayview Federal Bank building as part of a wireless communication network in an NC-3 (Moderate Scale Neighborhood Commercial) District and 50-X and 65-B Height and Bulk Districts. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The existing building is approximately 137 feet in height. Each antenna measures approximately five feet high and eight inches wide. The antennas would be flush-mounted on the exterior walls and the tops of the antennas would be approximately 82 feet above sidewalk grade. The base transceiver station, which requires an area approximately 14 feet wide by 11 feet deep, would be located inside the building on the ninth floor.

SPEAKERS: Raquel Medina, Darian Burkhalter - project team rep.

ACTION: Following testimony, continued to 2/13/97.

AYES: Antenore, Chinchilla, Joe, Marks, Martin, Mills

EXCUSED: Lowenberg

16. 96.731C (PEPPER)
2195 FULTON STREET, southeast corner at Shrader Street; Lot 1 in Assessor's Block 1190 - Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install a total of six panel antennas and a base transceiver station on the roof of the existing law library building as part of a wireless communication network in an RH-3 (House, Three-Family) District and an 80-D Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The existing building is approximately 60 feet in height. Each antenna measures approximately five feet high by eight inches wide. The tops of the antennas would be approximately 69 feet above sidewalk grade. The base transceiver station, which requires an area approximately 20 feet wide by 10 feet deep, would also be located on the roof.

SPEAKERS: None

ACTION: Approved with conditions as drafted

AYES: Antenore, Chinchilla, Joe, Marks, Martin, Mills

EXCUSED: Lowenberg

MOTION NO. 14294

AT APPROXIMATELY 5:30 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

17. 96.625D (PASSMORE/GORDON)
2401 CALIFORNIA STREET, southwest corner with Fillmore Street, Lot 001 in Assessor's Block 0654 - Request for Discretionary Review of Building Permit Application No. 9618741 proposing exterior and interior building alterations to an existing small self-service restaurant to be doing business as WrapWorks in the Upper Fillmore Neighborhood Commercial District.
(Continued from the Regular Meeting of January 16, 1997)
NOTE: On 12/5/96, following public comments, the Commission continued this

matter to January 16, 1997 with instructions that the absent commissioner receive the hearing tape and all case material prior to final action. The vote was +6 -0 with Commissioner Mills absent.

NOTE: Commissioner Mills stated for the record that she received and reviewed previous hearing tapes and case material prior to this hearing.

SPEAKERS: (con project): Patricia Vaughey, Roy Langford, Ralph Gallagher, Ruth Dusan; (pro project): Jan Bolaffi, Courtney Clarkson, David Ish, Jane Winslow speaking for absent supporter, Sharon Alford, Andre Bolaffi, Jeff Moore - project engineer

ACTION: Under their Discretionary Review powers, the Commission approved the project with the mutually agreed upon conditions between the sponsor and the neighborhood organization. Staff was instructed to schedule a preliminary status report on this project before the Commission in six months.

AYES: Chinchilla, Joe, Lowenberg, Mills

NOES: Antenore, Marks, Martin

18. 96.528D (PASSMORE/CHAVIS)
345 VALLEY STREET, south side between Sanchez and Noe Streets, Lot 037 in Assessor's Block 6620 - Request for Discretionary Review of Building Permit Application No. 9610492 proposing to build a deck and stairs into the rear yard at the second floor level of a single-family dwelling in an RH-2 (House, Two-Family) District. (Continued from Regular Meeting of December 19, 1996)

SPEAKERS: John Schlesinger - DR requestor, Cindy McDonald - project sponsor

ACTION: Under their Discretionary Review powers, the Commission approved this project with the DR requestor's proposal to reduce the length by four (4) feet and re-orient the stairs.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin

NOES: Mills

19. 96.741D (PASSMORE/HART)
182 HARTFORD STREET, west side between 16th and 17th Streets, Lot 050 in Assessor's Block 3583 - Request for Discretionary Review of Building Permit Application No. 9613846 to add a partial second story (49-feet 9-inches deep) to a one-story single-family dwelling in an RH-3 (House, Three-Family) District.

SPEAKERS: (con project): Marc Lipschutz - DR requestor, (name unknown), Jerry Klein - rep for DR requestor; (pro project): Ken Paieski - project sponsor, Priscilla Paieski - project sponsor, David Miller - project architect

ACTION: Under their Discretionary Review powers, the Commission approved this project and plans as modified and submitted 1/23/97.

AYES: Antenore, Chinchilla, Joe, Marks, Martin, Mills

ABSENT: Lowenbeg

20. 96.744D (PASSMORE/WANG)
1 ASHBURY TERRACE, north east corner between Piedmont and Clifford Terrace, Lot 001 in Assessor's Block 2617 - Request for Discretionary Review of Building

Permit Application No. 9620712S, proposing construction of a third floor vertical addition at the existing two-story over-garage single-family dwelling in an RH-1(D) (House, One-Family, Detached) District.

SPEAKERS: (con project): Michael Heyman - rep for DR requestor, David Lefkowitz, Sally Cohen, Robert Ellis, Mary, Cohen, Tim Smith, Dan Connally, Jeremy Paul; (pro project): Roger Torkelson - project sponsor, Marsha Torkelson - project sponsor, Richard Parker - project architect, David Bushwell - project architect

ACTION: Under their Discretionary Review powers, the Commission approved this project as modified by a one foot height reduction.

AYES: Antenore, Chinchilla, Joe, Martin, Mills

EXCUSED: Marks

ABSENT: Lowenbeg

21. 96.705D (PASSMORE/BANALES)
157 - 24TH AVENUE, west side between El Camino del Mar and Lake Street, Lot 006 in Assessor's Block 1334 - Request for Discretionary Review of Building Permit Application no. 9616506, proposing construction of a two-story horizontal addition to a single-family dwelling in an RH-1(D) (House, One-Family, Detached) District.

SPEAKERS: (con project): Clair Pilcher - rep for DR requestor, David Berness - DR architect, Brian Holt, Eva Williams, Bill Coblick, Richard Johnson; (pro project): Carol Ruth silver - rep for project sponsor, Lori Erickson - project architect, Lee Dorfman - project sponsor

ACTION: Under their Discretionary Review powers, the Commission approved this project with the stipulation that hours of construction are only from 8am to 5pm, Monday thru Friday.

AYES: Antenore, Chinchilla, Joe, Marks, Martin, Mills

ABSENT: Lowenberg

Adjournment -- 8:30 P.M.

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON THURSDAY, FEBRUARY 6, 1997.

ACTION: Approved as drafted

AYES: Antenore, Chinchilla, Joe, Lowenberg, Martin, Mills

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

970123M

MINUTES OF SPECIAL JOINT HEARING
CITY PLANNING COMMISSION
AND
REDEVELOPMENT AGENCY COMMISSION
THURSDAY, JANUARY 23, 1997
BOARD OF SUPERVISORS CHAMBERS
ROOM 404, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

THE MEETING WAS CALLED TO ORDER BY PLANNING PRESIDENT SUSAN LOWENBERG AT 1:45 P.M.

Roll Call:

Planning Commission: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills
Redevelopment Agency Commission: King, Kouba, Morales, Sweet, Singh -- Absent:
Rosales and Yee

A. SPECIAL CALENDAR

1. 95.102E (BILLOVITS)
SAN FRANCISCO KAISER MEDICAL CENTER GEARY CAMPUS DEVELOPMENT PROJECT, Public Hearing on Draft Environmental Impact Report. The project is a phased development program through the year 2010 consisting of the demolition of 17 buildings and the construction of five new buildings at the Kaiser Medical Center Geary Campus, on the blocks generally bounded by Garden Street, Broderick Street, St. Joseph's Avenue, O'Farrell and Divisadero Streets. Overall, the project proposes construction of about 638,000 square-feet of net-new medical office space and multi-level underground parking garages of about 1300 spaces. The project area includes properties within the land use jurisdictions of both the Planning Department and the San Francisco Redevelopment Agency. The purpose of this hearing is to take public comment on the adequacy of the Draft EIR which was published on December 13, 1996.

Note: Written comments will be received at the Planning Department until 5:00 p.m. on January 27, 1997.

SPEAKERS: Dr. Philip Mathis - Kaiser team, Patt Mondel - Kaiser team, Jan Bolaffi, Robert Spear, Bill, Richard Ow, Georga Parsons, (name unknown), Andre Bolaffi, Doug Comstock, Stan Smith, Margaret Vergis, Ann Bloomfield, Rose Psi, Joel Ventresca, Rev. Arnold Townsend, (name unknown), Rev. Timothy Dupree, Dee Minor, Courtney Clarkson, Espanola Jackson, Barbara Riscoonis, Joe O'Donoghue

ACTION: Meeting held. No action required or taken by the Commission at this time.

2. 94.670E (GLASNER)
SOUTH OF MARKET REDEVELOPMENT PLAN AMENDMENT, Certification of Final Environmental Impact Report. In addition to broadening the activities beyond those available under the existing redevelopment plan, the proposed Plan Amendment would expand the boundaries of the existing redevelopment area. The

proposed project would allow the Redevelopment Agency to expand revitalization efforts to properties other than those damaged by the Loma Prieta Earthquake. The amendment proposal designates uses for 58 opportunity sites in the Project Area, bounded generally by Stevenson, Mission, and Natoma Streets on the north, Harrison Street on the south, Fourth and Fifth Streets on the east and Seventh and Russ Streets on the west. The EIR has been prepared jointly by the San Francisco Planning Department and the Redevelopment Agency; it analyzes potential environmental impacts of various developments and activities that could occur as a result of the proposed Plan Amendment. **Note: The period of receipt of comments on this document closed on November 4, 1996. The Planning and Redevelopment Commissions held a joint public hearing to receive testimony on the Draft EIR on October 24, 1996. No testimony will be taken at this meeting.**

SPEAKERS: None

ACTION: Approved certification of Final Environmental Impact Report

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

MOTION NO. 14287

B. PUBLIC COMMENT

At this time, members of the public may address the Commissions on items that are within the subject matter jurisdiction of the City Planning Commission and the Redevelopment Agency Commission. Members of the public may address the Commissions for up to three minutes. **The President or chairperson may limit the total testimony to 30 minutes.**

NONE

Adjournment -- 3:15 P.M.

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON THURSDAY, FEBRUARY 6, 1997.

ACTION: Approved as drafted

AYES: Antenore, Chinchilla, Joe, Lowenberg, Martin, Mills

ADDENDUM

MINUTES
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JANUARY 23, 1997
BOARD OF SUPERVISOR'S CHAMBERS
ROOM 404, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
3:00 P.M.

A. ITEMS TO BE CONTINUED

1. 96.672C (GORDON)
2966 24TH STREET, north side between Harrison and Alabama Streets, Lot 17 in Assessor's Block 4206: Request for a Conditional Use Authorization to establish an automotive repair and service facility (defined by Section 790.15 of the Planning Code) within an existing building, as required by Planning Code Section 727.59 in the 24th Street-Mission Neighborhood Commercial Zoning District and a 40-X Height and Bulk District. (Continued from the Regular Meeting of January 9, 1997)
(Proposed for continuance to February 6, 1997)

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

2. 96.594T (PASSMORE)
NEIGHBORHOOD COMMERCIAL SIGN CONTROLS, Consideration of a modification of the Planning Code initiated by the Board of Supervisors to amend Section 604 to allow a business that is relocating to a new location within 300 feet of its existing location to also relocate one existing business sign that would be nonconforming in its new location together with its associated sign structure, except that in no event may a painted sign or a sign with flashing, blinking, fluctuating or otherwise animated light be relocated unless in conformity with current Code requirements applicable to its new location and the relocated sign must comply with applicable provisions of Articles 10 and 11. (Continued from Regular Meeting of January 9, 1997)
(Proposed for continuance to February 6, 1997)

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON THURSDAY, FEBRUARY 6, 1997.

ACTION: Antenore, Chinchilla, Joe, Lowenberg, Martin, Mills

MINUTES
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
FEBRUARY 6, 1997

ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.

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PRESENT: Commissioners Antenore, Chinchilla, Joe, Lowenberg, Martin, Mills

THE MEETING WAS CALLED TO ORDER BY PRESIDENT LOWENBERG AT 1:34 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Robert Passmore - Zoning Administrator, Milton Edelin, Mary Gallagher, Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 96.631C (PEPPER)
100 ARMORY ROAD, near the intersection of Skyline Boulevard and Herbst Road; Lot 4 in Assessor's Block 7281: -- Request for Conditional Use authorization under Section 234.2 of the Planning Code to install a total of three panel antennas on top of a proposed 60-foot high monopole and a base transceiver station at the base of the monopole as part of a wireless communication network in a P (Public) District and an OS Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. Each antenna measures approximately five feet high by eight inches wide. The tops of the antennas would be approximately 63 feet above sidewalk grade. The base transceiver station is approximately five feet high by 10 feet wide by 16 feet deep. The monopole and base transceiver station would be located within a fenced area approximately 33 feet long by 20 feet wide. This fenced area would be located approximately 100 feet from the armory building. The proposed site requires a finding of consistency with the General Plan for the installation of a private wireless telecommunications facility on public land.
(Proposed for Continuance to February 13, 1997)

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Joe, Lowenberg, Martin, Mills

2. 96.718C (PEPPER)
WEST PORTAL MUNI STATION, north side of Ulloa Street at the end of West Portal Avenue, between Lenox Way and Claremont Boulevard; Lot 13A in Assessor's Block 2979 - Request for Conditional Use authorization under Section 234.2 of the Planning Code to install a total of six antennas mounted on replaced light poles and a base transceiver stations at the west side of the property as part of a wireless

communication network in a P (Public) District and an OS Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The existing light poles are approximately 30 feet in height. The poles would be replaced and extended by five feet. The lights will remain at the same height, and the antennas will be mounted on the top of the new poles. Each antenna measures approximately five feet high by eight inches wide by one inch deep. The tops of the antennas would be approximately 35 feet above sidewalk grade. The base transceiver station would be located in an area approximately 21 feet wide by 12 feet deep and the west side of the property in a proposed fenced area.

(Proposed for Continuance to February 13, 1997)

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Joe, Lowenberg, Martin, Mills

3. 96.656A (PAEZ)
256 GRANT AVENUE, southeast corner of the intersection of Sutter Street and Grant Avenue, Lot 9 in Assessor's Block 293 - Request for authorization of a Permit to Alter a Category 1 Significant Building pursuant to Section 1111.4 of the City Planning Code. The subject property, within the Kearny-Market-Mason-Sutter Conservation District, is zoned C-3-R (Downtown Retail District) and is in an 80-130-F Height and Bulk District. The proposed Major Alteration was recommended for approval by the Landmarks Preservation Advisory Board at its Regular Meeting of November 6, 1996 under Resolution No. 494.

(Proposed for Continuance to February 20, 1997)

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Joe, Lowenberg, Martin, Mills

4. 95.336CR (NIXON)
USF LONE MOUNTAIN CAMPUS, south side of Anza Street between Parker and Wood Streets and USF Lone Mountain Campus adjacent to the Rossi wing of the Lone Mountain Building; Lot 3A in Assessor's Block 1107; Request for Conditional Use Authorization to construct up to 136 dwelling units, up to 34 group housing units, and as a Planned Unit Development seeking exceptions from rear yard and open space standards, modification of building height measurement method, allowance of parking exceeding 150% of the requirement and review of the proposed reconfiguration and improvement of the south side of Anza Street from Wood Street to Parker Avenue for consistency with the General Plan for a project in a RH-2 (House, Two-Family) District with a 40-X Height and Bulk designation.

(Proposed for Continuance to February 20, 1997)

NOTE: On 1/9/97, following testimony, the Commission closed public hearing and continued this matter to 2/6/97. On 1/23/97, the Commission instructed the Commission Secretary to note on future agendas that include this item, that the public hearing will remain open on any modifications/changes to this project.

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Joe, Lowenberg, Martin, Mills

5. 96.610CX (NIXON)

801 MARKET STREET and 22 FOURTH STREET, at the southwest corner of 4th Street, Lot 48 in Assessor's Block 3705 - Request for Authorization of Conditional Use to allow the conversion of office and retail space to 235 hotel rooms and Request for Determinations of Compliance under Planning Code Section 309 and Exception from tour bus parking requirements related to creation of the hotel. The project is in a C-3-R (Downtown Commercial-Retail) District and a 120-X and a 160-S Height and Bulk Districts.

(Proposed for Continuance to February 13 20, 1997)

ACTION: Continued as amended

AYES: Antenore, Chinchilla, Joe, Lowenberg, Martin, Mills

6. 96.704D (OMOKARO)

462 SECOND AVENUE, east side between Anza and Geary Boulevard, Lot 030 in Assessor's Block 1543 - Request for Discretionary Review of Building Permit Application No. 9619807 proposing for the alteration of the first, second and third floors, and the addition of a fourth story in an RH-2 (Residential House, Two-Family) District.

(Continued from Regular Meeting of January 16, 1997)

(Proposed for continuance to February 20, 1997)

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Joe, Lowenberg, Martin, Mills

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

(1) Patricia Vaughey, re: ; (2) Debra Walker, re: 3110 18th Street/dept. policy; (3) Dick Millet, re: live/work in Potrero Hill, (4) Kay Hopper, re: live/work development on Mariposa & Penn.; (5) Sandra Peterson, re: live/work in Potrero Hill; (6) Ahna Domingki, re: live/work in Potrero Hill; (7) Babette Drefke, re: requested a moratorium on live/work projects in Potrero Hill

C. COMMISSIONERS' QUESTIONS AND MATTERS

7. Consideration of adoption -- draft minutes of January 16, and 23, 1997.

ACTION: Approved as drafted

AYES: Antenore, Chinchilla, Joe, Lowenberg, Martin, Mills

D. DIRECTOR'S REPORT

8. (GREEN/Sr. Staff)
Consideration of Supplemental Appropriation Request for Permit Processing and Support Services, not to exceed \$ 495, 000.

SPEAKERS: Deborah Stein, Anita Theoharis

ACTION: Approved

AYES: Antenore, Chinchilla, Joe, Lowenberg, Martin, Mills

RESOLUTION NO. 14296

9. **DIRECTOR'S ANNOUNCEMENTS**
NONE

10. **REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS** (PASSMORE)
-on 2/3/97, the Board of Supervisors upheld CPC decision on the approval of wireless communication facility at 1515 Taraval Street
-there have approximately 25 Board of supervisors initiated Planning Code amendments forwarded for review by the Planning Dept. Since January 1996.
-a new application has been submitted for the Brew Pub at 1326 9th Avenue.
-advised the commission that there is no indication of a McDonald's restaurant at 9th/Lincoln or 7th/Irving in response to inquiries, or reviewed by Dept. staff

E. UNCONTESTED CASE CALENDAR

The following items appear to be uncontested cases, and as of the date of publication of the Commission Calendar, no letters or phone calls opposing the requested authorization have been received by the Department staff. Following review by the Department, it has been determined that the project complies with the criteria of Section 303(c) of the Planning Code. The Planning Director's preliminary recommendation is for approval with appropriate conditions. These cases are therefore considered routine and will be acted upon by a single roll call vote of the Commission. There will be no staff presentation nor discussion of these items unless a member of the Planning Commission or the General Public so requests. In the event of a request for discussion, the Planning Commission may entertain limited discussion prior to taking action or continue the matter to another regular scheduled hearing date. The Commission President will announce the date of the hearing at the time the item is removed from the uncontested calendar.

11. 96.755Q (ANDRADE)
2507 POLK STREET, Lot 8 in Assessor's Block 523, west side between Greenwich and Filbert Streets - Application for conversion of six residential units to a condominium subdivision in an RM-2 (Residential Mixed, Moderate Density) District.

SPEAKERS: Carol James

ACTION: Approved as drafted

AYES: Antenore, Chinchilla, Joe, Lowenberg, Martin, Mills

MOTION NO. 14297

12. 97.004Q (ANDRADE)
1919- 20TH STREET, Lot 65A in Assessor's Block 4096; south side between DeHaro and Carolina Streets - Application for conversion of six residential units to a condominium subdivision in an RM-1 (Residential, Mixed, Low Density) District.

SPEAKERS: None

ACTION: Approved as drafted

AYES: Antenore, Chinchilla, Joe, Lowenberg, Martin, Mills

MOTION NO. 14298

F. REGULAR CALENDAR

13. 96.672C **Public Hearing Closed on 1/9/97** (GORDON)
2966 24TH STREET, north side between Harrison and Alabama Streets, Lot 17 in Assessor's Block 4206 - Request for Conditional Use Authorization to establish an automotive repair and service facility (defined by Section 790.15 of the Planning Code) within an existing building, as required by Planning Code Section 727.59 in the 24th Street-Mission Neighborhood Commercial Zoning District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of January 23, 1997)

SPEAKERS: Glenda Powell, Miguel Quiroz, Tito Arevaco, Arturo Ayala, Alfonso Paez, Maria Romero, Rita Alviar

ACTION: Approved as modified: add to condition 11 the following sentence: Steam cleaning of the adjacent sidewalk shall be conducted by the operator once a month.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Martin, Mills

MOTION NO. 14299

14. 94.285C (ANDRADE)
2301 MARKET STREET, Lot 34 in Assessor's Block 3563; southwest corner of Market and Noe Streets in the upper Market Neighborhood Commercial District -- To consider revoking the Conditional Use Authorization that allowed expansion of an existing athletic club. Revocation or other appropriate action is being considered to ensure compliance with conditions of approval of Motion No. 13788 and subsequent off-street parking variance including but not limited to the provision of off-street parking, bicycle racks and promotion of transit use.

(Continued from Regular Meeting of January 16, 1997)

NOTE: On 1/16/97, the Commission closed public hearing and continued to 2/6/97, instructing the sponsor to complete all required work by 1/31/97.

SPEAKERS: None

ACTION: Following the status report from staff and Commissioner Chinchilla, the matter was continued to March 6, 1997, requiring the following: 1) Unless and until the project sponsor can establish, to the satisfaction of the department, that the free weight activity at the facility will not cause a nuisance to the neighboring property, all free weight activity shall remain on the first floor of the facility; 2) The activity in the aerobic studio shall be limited to two classes per day (i.e. 6:30 am to 7:30 am and 6:30 pm to 7:30 pm). Additionally. The Project Sponsor shall install on the sound equipment in the studio a governor to control the volume. The volume

shall not exceed 80 db at any time; 3) The Project Sponsor shall continue his effort to remove the wood from between the facility building and the neighboring property. The removal shall be completed no later than March 21, 1997. (45 days from 2/6/97.); 4) The Department or its designee shall be allowed access to the facility during its hours of operation to monitor compliance with Planning Department conditions; 5) Project Sponsor shall bear all fees and costs incurred by the department or the City and County to enforce these conditions required by the commission.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Martin, Mills

15. 96.727C (ROSETTER)
106 WEST PORTAL AVENUE, north side between Vicente and Wawona Streets; Lot 1 in Assessor's Block 2988A: - Consideration of a conditional use authorization to allow a Business or Professional Service use on the first story in the West Portal Neighborhood Commercial District. The specific proposal is to establish a stock broker's office for Charles Schwab & Co., Inc. in a 2,660 square-foot storefront formerly occupied by Payless Shoe Source. Office facilities, layout and specific operation could change over time. However, as currently planned, the office would contain a reception desk with two work stations, a small waiting area, five desks for conferences with several seated customers, a private conference room, a manager's office, two customer service telephone stations, two computer stock quote stations and one promotion/information video station and accessory support and storage rooms. Pursuant to Planning Code Section 729.53, a Business or Professional Service is allowed in the West Portal Neighborhood Commercial District on the second story as a permitted use but on the first story only as a conditional use authorized by the City Planning Commission in a public hearing where members of the public are invited to comment on the proposal. Planning Code Section 790.108 defines a Business or Professional Service as, "a retail use which provides to the general public, general business or professional services, including but not limited to, architectural, management, clerical, accounting, legal consulting, insurance, real estate brokerage, and travel services."

(Continued from Regular Meeting of January 23, 1997)

SPEAKERS: Doug Sands - rep of project sponsor, Bud Wilson, Cathy Darby, Dave Bisho, Anita Theoharis, Phil Snyder, Mark, Patricia Clark

ACTION: Approved with conditions as drafted

AYES: Antenore, Chinchilla, Joe, Lowenberg, Martin, Mills

MOTION NO. 14300

16. 96.692C (GORDON)
2761 GEARY BOULEVARD, south side between Masonic Avenue and Wood Street, Lot 35 in Assessor's Block 1092 - Request for a Conditional Use Authorization to allow an automated car wash facility (defined by Section 790.18 of the Planning Code), as required by Planning Code Section 712.60, in an NC-3 (Moderate-Scale) Neighborhood Commercial Zoning District and a 40-x Height and Bulk District.

(Continued from Regular Meeting of January 23, 1997)

ACTION: None. The item was withdrawn prior to hearing.

17. 96.695C

(COLEMAN)

728 PACIFIC AVENUE, Lot 082 in Assessor's Block 0161, north side between Grant Avenue and Jackson Street - Request for Conditional Use authorization to modify a previous Conditional Use authorization by deleting Conditions No. 2, 4 and 9 from Resolution No. 8797 to allow ingress and egress to Pacific Avenue via the parking lot at 728 Pacific Avenue in the Chinatown Residential Neighborhood Commercial District (CRNC).

(Continued from Regular Meeting of January 23, 1997)

SPEAKERS: Alice Barkley - attorney for project sponsor

ACTION: Approved with conditions as drafted

AYES: Antenore, Chinchilla, Joe, Lowenberg, Martin, Mills

MOTION NO. 14301

18. 96.487C (BERKOWITZ)

1 CRYSTAL STREET, northwest corner with DeLong Street, Lot 4A in Assessor's Block 7155: Request for Conditional Use Authorization to expand an existing 6 bed residential care facility to an 11 bed facility within an existing single family house in an RH-1 (House, One-Family) District and a 40-X height and bulk district.

(Continued from Regular Meeting of December 5, 1996)

SPEAKERS: Belinda Miguel, Jose Evan, Bill Hirsh - Mental health Assn. of San Francisco, Sidney Lam - Division of Mental Health, Department of Public Health

ACTION: Approved with conditions as drafted

AYES: Antenore, Chinchilla, Joe, Lowenberg, Martin, Mills

MOTION NO. 14302

19. 96.594T (PASSMORE)

NEIGHBORHOOD COMMERCIAL SIGN CONTROLS, Consideration of a modification of the Planning Code initiated by Board of Supervisors to amend Sec. 604 to allow a business that is relocating to a new location within 300 ft of its existing location to also relocate one existing business sign that would be nonconforming in its new location together with its associated sign structure, except that in no event may a painted sign or a sign with flashing, blinking, fluctuating or otherwise animated light be relocated unless in conformity with current Code requirements applicable to its new location and the relocated sign must comply with applicable provisions of Articles 10 & 11.

(Continued from Regular Meeting of January 23, 1997)

ACTION: Without hearing, continued to February 13, 1997.

20. 96.632CR (PEPPER)

10TH AVENUE AND MENDOSA AVENUE, northeast corner of Mendosa and Cragmont Avenues; Lot 40 in Assessor's Block 2207: -- Request for Conditional Use authorization under Section 234.2 of the Planning Code to replace the City's existing 80-foot lattice antenna tower with a new 100-foot pole to be shared by the City and Sprint and install a total of six panel antennas on the proposed pole, and install a base transceiver station in a proposed fenced area as part of a wireless communication network in a P (Public) District and an OS Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. Each panel antenna measures approximately five feet high by eight inches wide. The three antennas would be mounted at varying

heights with the tops of the antennas being approximately 30 feet, 40 feet, and 50 feet above grade. The base transceiver station measures approximately 21 feet wide by 12 feet deep. The proposed site requires a finding of consistency with the General Plan for the installation of a private wireless telecommunications facility on public land. (Continued from Regular Meeting of January 9, 1997)

SPEAKERS: Dave Gomberg, Christen Mann, Larry, Al - SF Water Department, Harrett Burnstein

ACTION: Approved with conditions as modified: under Conditions of Approval, add to 7(b)(vii): The Project Sponsor and property owner shall maintain the property in a neat and attractive manner in keeping with the public open space zoning of the site surrounded by single family dwellings.

AYES: Antenore, Joe, Martin, Mills

NOES: Chinchilla

EXCUSED: Lowenberg

MOTION NO. 14303

21. 96.717C (PEPPER)
1399 - 19TH AVENUE, northeast corner at Judah Street; Lot 21 in Assessor's Block 1774 - Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install a total of three antennas mounted within a replaced cross at the top of an existing bell tower and a base transceiver station inside the existing Calvary United Methodist Church building as part of a wireless communication network in an RH-3 (House, Three-Family) District and a 40-X Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The existing bell tower is approximately 49 feet in height, and the existing cross is approximately 57 feet in height. Each antenna measures approximately five feet high by eight inches wide by one inch deep. The existing cross would be replaced by a new cross of similar size and appearance and the antennas would be mounted inside the new cross. The tops of the antennas would be approximately 57 feet above sidewalk grade. The base transceiver station, which requires an area approximately 18 feet wide by seven feet deep, would be located in the building.

SPEAKERS: (pro): Kelley Rajala, Adam Thaler; (con): Lisa Quan, Stan Tong, John Diggs, Barbara Chisholm, Edward Liu, Laura Chinn-Smoot, Daryl Browne, Steven Yee, John Wong, Melinie Chin

ACTION: Following testimony, the Commission closed public hearing and passed a motion of intent to disapprove. Final action scheduled for 2/20/97.

AYES: Antenore, Chinchilla. Joe, Martin, Mills

EXCUSED: Lowenberg

22. 97.014C (PEPPER)
1485 BAYSHORE BOULEVARD, east side between Egbert and Paul Avenue; Lot 12 in Assessor's Block 5431A - Request for Conditional Use authorization under Section 227(i) of the Planning code to install a total of two antennas on an existing rooftop tower and a base transceiver station on the fourth floor of an existing commercial building as part of a wireless communication network in an M-1 (Light Industrial) District and a 65-J Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The existing

building is approximately 44 feet in height, and the top of the tower is approximately 71 ft above grade. Each antenna measures approximately five ft high by eight inches wide. The tops of the antennas would be approximately 81 feet above sidewalk grade. The base transceiver station, which requires an area approximately 22 feet wide by 13 feet deep, would be located on the fourth floor of the building.

SPEAKER: Patricia Vaughey

ACTION: Following testimony, the Commission closed public hearing and continued the matter to 2/20/97.

AYES: Antenore, Chinchilla, Joe, Martin, Mills

EXCUSED: Lowenberg

23. 97.015C (PEPPER)

552 MONTGOMERY STREET, southeast corner at Clay Street; Lots 28 and 29 in Assessor's Block 228: -- Request for Conditional Use authorization under Section 227(i) of the Planning Code to install a total of nine antennas on the roof and a base transceiver station on the lower roof of an existing commercial building as part of a wireless communication network in a C-3-O (Downtown Office) District and a 75-X Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The existing building is approximately 125 feet in height. Each antenna measures approximately six feet high by eight inches wide. The tops of the antennas would be approximately 140 feet above sidewalk grade. The base transceiver station, which requires an area approximately 14 feet wide by 12 feet deep, would be located on the lower roof of the building.

SPEAKERS: None

ACTION: Approved with conditions as drafted

AYES: Antenore, Chinchilla, Joe, Martin, Mills

EXCUSED: Lowenberg

MOTION NO. 14304

24. 97.016C (PEPPER)

2775 VAN NESS AVENUE, southwest corner at Lombard Street; Lot 30 in Assessor's Block 503: -- Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install a total of nine antennas on the rooftop penthouses and a base transceiver station on the lower roof of the existing Comfort Inn building as part of a wireless communication network in an RC-3 (Residential-Commercial, Medium Density) District and a 65-A Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The existing building is approximately 114 feet in height. Each antenna measures approximately six feet high by eight inches wide. The tops of the antennas would be approximately 128 feet above sidewalk grade. The base transceiver station, which requires an area approximately 15 feet wide by 13 feet deep, would be located on the lower roof of the building.

SPEAKERS: Martin Murphy, Patricia Vaughey

ACTION: Approved with conditions as drafted

AYES: Antenore, Chinchilla, Joe, Mills

NOES: Martin

EXCUSED: Lowenberg

MOTION NO. 14305

25. (PASSMORE)

INFORMATIONAL REVIEW OF RESIDENTIAL DESIGN GUIDELINES/ LINCOLN MANOR. Summary report on residential zoning modifications considered by the prior Planning Commission, and the process for creating Residential Character Districts, and neighborhood specific Residential Design Guidelines, such as a pending proposals for Lincoln Manor. No action by the Commission is required.

(Continued from Regular Meeting of January 23, 1997)

SPEAKERS: Robert Frees, Peter Winkelstein, Harold Irving

ACTION: Meeting held. Informational only. No action required.

AT APPROXIMATELY 5:30 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

26. 96.710D/D **PUBLIC HEARING CLOSED** (WANG)

5424 ANZA STREET, north side between 45th and 46th Avenues, Lot 014 in Assessor's 1499 - Request for Discretionary Review of Building Permit Application No. 9611459 proposing the construction of a two-story vertical addition to the existing one-story single-family dwelling in an RH-1 (Residential, House, One-Family) District. (Continued from Regular Meeting of January 9, 1997)

ACTION: Without hearing, continued to 3/13/97.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Martin, Mills

27. 96.602D (FALLAY)

3767 - 23RD STREET, south side between Church and Chattanooga Streets, Lot 040 in Assessor's Block 3650 - Request for Discretionary Review of Building Permit Application No. 9613541S, proposing to construct a second-story addition and a first-floor rear addition to the one-story over-garage single-family dwelling in an RH-2 (House, Two-Family) District.

SPEAKERS: (con project): Elizabeth Silver - DR requestor, Michael Short, (pro project): Thomas Wilson - project sponsor, Chester Bronskey - project architect

ACTION: Under their discretionary review powers, the Commission approved a modification labeled 'scheme 3' proposed and submitted by the DR requestor to the Commission on 2/6/97.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Martin, Mills

28. 96.745D (ARCE)

1346 NOE STREET, west side between 26th and Army Streets, Lot 006 in Assessor's Block 6563 - Request for Discretionary Review of Building Permit Application Nos. 9619625 and 9619617, proposing construction of a new two-family dwelling, three-story over-garage building and demolition of an existing building in an RH-2 (House, Two-Family) District.

SPEAKERS: (con project): Andy Forest - rep of DR requestor, James Ellingsen -

DR requestor, Bill Pierce, Scott, Steven; (pro project): Jerry Agusta - project sponsor, Casper - project architect, David Parker - project architect on shadow studies

ACTION: Under their DR powers, the Commission approved the project as proposed.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Martin, Mills

Adjournment -- 7:15 P.M.

THE DRAFT MINUTES ARE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON THURSDAY, FEBRUARY 20, 1997.

ACTION: Approved as drafted

AYES: Antenore, Joe, Lowenberg, Martin, Mills

ABSENT: Chinchilla

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

970206M

MINUTES
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY

FEBRUARY 13, 1997

ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

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PRESENT: Commissioners Antenore, Chinchilla, Lowenberg, Mills
ABSENT: Commissioners Joe and Martin

THE MEETING WAS CALLED TO ORDER BY PRESIDENT LOWENBERG AT 1:35 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Robert Passmore - Zoning Administrator, Milton Edelin, Mary Gallagher, Susana Montaña, Rana Ahmadi, Alison Kendall, Paul Rosetter, Larry Badiner, Julian Banales, Jim Miller, Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 95.202E (McCORMICK)
7-18TH Avenue at the Presidio: Construct one single-family house on two undeveloped parcels adjacent to the San Francisco Presidio between 17th and 18th Avenues north of Lake Street, Lots 22 and 23 in Assessor's Block 1341. The project would be accessed by a newly constructed pier-supported driveway from 18th Avenue. Two off-street parking spaces would be provided.

(Proposed for Continuance to **February 27 March 13, 1997**)

ACTION: Continued as amended

AYES: Antenore, Chinchilla, Lowenberg, Mills

ABSENT: Joe and Martin

2. 96.631CR (PEPPER)
100 ARMORY ROAD, near the intersection of Skyline Boulevard and Herbst Road; Lot 4 in Assessor's Block 7281: -- Request for Conditional Use authorization under Section 234.2 of the Planning Code to install a total of three panel antennas on top of a proposed 50-foot high monopole and a base transceiver station at the base of the monopole as part of a wireless communication network in a P (Public) District and an OS Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. Each antenna measures approximately six feet high by eight inches wide. The tops of the antennas would be approximately 53 feet above sidewalk grade. The base transceiver station is approximately five feet high by 10 feet wide by 16 feet deep. The monopole and base

transceiver station would be located within a fenced area approximately 33 feet long by 20 feet wide. This fenced area would be located approximately 100 feet south of the armory building. The proposed project requires a finding of consistency with the General Plan for the installation of a private wireless telecommunications facility on public land.

(Proposed for Continuance to ~~February 20~~ March 6, 1997)

ACTION: Continued as amended

AYES: Antenore, Chinchilla, Lowenberg, Mills

ABSENT: Joe and Martin

3. 96.718CR (PEPPER)
WEST PORTAL MUNI STATION, north side of Ulloa Street at the end of West Portal Avenue, between Lenox Way and Claremont Boulevard; Lot 13A in Assessor's Block 2979 - Request for Conditional Use authorization under Section 234.2 of the Planning Code to install a total of six antennas mounted on replaced light poles and a base transceiver stations at the west side of the property as part of a wireless communication network in a P (Public) District and an OS Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The existing light poles are approximately 30 feet in height. The lights will remain at the same height, and the antennas will be mounted bellow the lights. Each antenna measures approximately five feet high by eight inches wide by one inch deep. The tops of the antennas would be approximately 28 feet above sidewalk grade. The base transceiver station would be located in an area approximately 21 feet wide by 12 feet deep and the west side of the property in a proposed fenced area. The proposed project requires a finding of consistency with the General Plan for the installation of a private wireless telecommunications facility on public land.

(Proposed for Continuance to ~~February 20~~ March 6, 1997)

ACTION: Continued as amended

AYES: Antenore, Chinchilla, Lowenberg, Mills

ABSENT: Joe and Martin

4. 96.774CR (PEPPER)
2055 LOMBARD STREET, south side between Fillmore and Webster Street; Lot 9 in Assessor's's Block 509 - Request for Conditional Use authorization under Section 234.2 of the Planning Code to install a total of six antennas on replaced light poles transceiver station on the upper parking deck of the Lombard Garage as part of a wireless communication network in a P (Public) District and an OS Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The existing light poles are approximately 60 feet above sidewalk grade. Each antenna measures approximately five feet high by eight inches wide. The light poles, would be replaced and the antennas would be mounted on the new pole below the light. The tops of the antennas would be approximately 58 feet above sidewalk grade. The base transceiver station would measure approximately 11 feet by 16 feet and would be located on the upper parking deck of the garage. The proposed project requires a finding of consistency with the General Plan for the installation of a private wireless telecommunications facility on public land.

(Proposed for Continuance to ~~February 20~~ March 6, 1997)

ACTION: Continued as amended

AYES: Antenore, Chinchilla, Lowenberg, Mills
ABSENT: Joe and Martin

5. 96.780C (PEPPER)
1100 OAK STREET, (also known as 425 Divisadero Street), northwest corner at Divisadero Street; Lot 16 in Assessor's Block 1215 - Request for Conditional Use authorization under Section 711.83 of the Planning Code to install a total of twelve antennas and a base transceiver station on the roof of an existing building as part of a wireless communication network in an NC-2 (Small-Scale Neighborhood Commercial) District and a 65-A Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Nextel Communications. The existing building is approximately 45 feet in Height. Each antenna measures approximately four feet high by one foot wide. Four antennas would be mounted on an existing penthouse and the tops of the antennas would be approximately 55 feet above sidewalk grade. Eight antennas would be mounted on the roof of the penthouse and would be enclosed in fiberglass designed to match the existing penthouse. The base transceiver station, which requires an area approximately 20 feet wide by 10 feet deep, would be located within the existing penthouse on the roof of the building.
(Proposed for Continuance to February 20 March 6, 1997)

ACTION: Continued as amended

AYES: Antenore, Chinchilla, Lowenberg, Mills
ABSENT: Joe and Martin

6. 97.024CR (PEPPER)
11 PHELAN AVENUE, northwest corner at Ocean Avenue; Lot 1 in Assessor's Block 3180 - Request for Conditional Use authorization under Section 234.2 of the Planning code to install a total of six panel antennas on the existing hose tower of the fire station building and a base transceiver station on the roof as part of a wireless communication network in a P (Public) District and a 65-A Height and Bulk District. The existing building is approximately 28 feet in height, and the hose tower is approximately 58 feet in height. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. Each antenna measures approximately five feet high by eight inches wide. The tops of the antennas would be approximately 48 feet above sidewalk grade. The base transceiver station, which measures approximately five feet high by 17 feet wide by nine feet deep, would be located on the lower roof of the building. The proposed project requires a finding of consistency with the General Plan for the installation of a private wireless telecommunications facility on public land.
(Proposed for Continuance to February 20, 1997)

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Lowenberg, Mills
ABSENT: Joe and Martin

7. 97.025CR (PEPPER)
100 HOFFMAN AVENUE, southwest corner at Alvarado Street; Lot 1 in Assessor's Block 2801 - Request for Conditional Use authorization under Section 234.2 of the Planning Code to install a total of four antennas and a base transceiver station on the facade at the roof line of an existing fire station building as part of a wireless communication network in a P (Public) District and a 40-X Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The existing building is

approximately 38 feet in height. Each antenna measures approximately five feet high by eight inches wide. The antennas would be mounted on the building's facade and the tops of the antennas would be approximately 38 feet above sidewalk grade. The base transceiver station, which requires an area approximately five feet high by 16 feet wide by 10 feet deep, would be located on the lower roof of the building. The proposed project requires a finding of consistency with the General Plan for the installation of a private wireless telecommunications facility on public land.

(Proposed for Continuance to February 20 March 6, 1997)

ACTION: Continued as amended

AYES: Antenore, Chinchilla, Lowenberg, Mills

ABSENT: Joe and Martin

8. 97.030C (PEPPER)

2301 POWELL STREET, southwest corner at North point Street; Lot 1 in Assessor's Block 31 - Request for Conditional Use authorization under Section 227(i) of the Planning Code to install a total of nine antennas on the rooftop penthouses and a base transceiver station in the basement of the existing building as part of a wireless communication network in a C-2 (Community Business) District and a 40-X Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The existing building is approximately 68 feet in height. Each antenna measures approximately six feet high by eight inches wide. The tops of the antennas would be approximately 80 feet above sidewalk grade. The base transceiver station, which requires an area approximately 21 feet wide by 10 feet deep, would be located in the basement of the building.

(Proposed for Continuance to February 20, 1997)

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Lowenberg, Mills

ABSENT: Joe and Martin

9. 97.043C (PEPPER)

1435 SAN BRUNO AVENUE, east side between Cesar Chavez and 25th Streets; Lots 28 and 29 in Assessor's Block 4279; -- Request for Conditional Use authorization under Section 227(i) of the Planning Code to install a total of six antennas on an existing pole and a base transceiver station in an adjacent proposed fenced area as part of a wireless communication network in an M-1 (Light Industrial) District and a 40-X Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The existing pole is approximately 55 feet in height. The pole would be extended and the proposed antennas would be mounted at the top of the pole. Each antenna measures approximately five feet high by eight inches wide and the tops of the antennas would be approximately 73 feet above sidewalk grade. The base transceiver station, which requires an area approximately 15 feet wide by 12 feet deep, would be located adjacent to the pole in a proposed fenced area.

(Proposed for Continuance to February 20 March 6, 1997)

ACTION: Continued as amended

AYES: Antenore, Chinchilla, Lowenberg, Mills

ABSENT: Joe and Martin

10. 96.730C

(PEPPER)

2601 MISSION STREET, southeast corner at 22nd Street; Lot 69 in Assessor's Block 3637 - Request for Conditional Use authorization under Section 712.83 of the Planning Code to install a total of six panel antennas on the exterior walls and a base transceiver station on the ninth floor of the existing Bayview Federal Bank building as part of a wireless communication network in an NC-3 (Moderate Scale Neighborhood Commercial) District and 50-X and 65-B Height and Bulk Districts. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The existing building is approximately 137 feet in height. Each antenna measures approximately five feet high and eight inches wide. The antennas would be flush-mounted on the exterior walls and the tops of the antennas would be approximately 82 feet above sidewalk grade. The base transceiver station, which requires an area approximately 14 feet wide by 11 feet deep, would be located inside the building on the ninth floor.

(Proposed for Continuance to February 20, 1997)

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Lowenberg, Mills

ABSENT: Joe and Martin

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

(1) Patricia Vaughney, re: -McDonalds at 500 Divisadero, & -2475Greenwich; (2) Joe Boss, re: artist live/work projects; (3) Dick Millet, re: hold on live/work projects; (4) Sue Hestor, re: live/work standards abuse in South of market; (5) Clair Pilcher, re: 100 Hoffman; (6) Ana Damiski, re: suggests that existing buildings be recycled to live/work instead of creating new ones

C. COMMISSIONERS' QUESTIONS AND MATTERS

Lowenberg: requested that staff schedule for revocation the Conditional Use authorization of 3632-36 Sacramento Street (Tuba Gardens), for not complying to the conditions of approval.

Antenore: requested further documentation for the proposed project at 801 Market Street: -original EIR and approval documents for the Apparel Mart; - EIR & CU approval documents for the Redevelopment Agency development--Apparel Mart 1,2, & 3; -approved EIR document and any supporting documents. Material is requested prior to scheduled hearing next week.

D. DIRECTOR'S REPORT

11. DIRECTOR'S ANNOUNCEMENTS

-Reviewed status of live/work projects in the Planning Department.

12. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (PASSMORE)
BOA & BOS: None
-Planning Control Over Utility Installations in Public Right-of-way -- The City Attorney advises that this is not possible. I (Passmore) will continue to follow-up with DPW and the City Attorney to find means to encourage better design.

E. REGULAR CALENDAR

13. (GREEN/SR. STAFF)
DEPARTMENT'S BUDGET HEARING, Public hearing on Planning Department budget and work program for FY 1997-98
SPEAKERS: Steve Appleton, Toby Levine, Rod Freebairn-Smith, Mary Anne Miller
ACTION: Meeting held. No action taken at this time. The matter is scheduled for further hearing on 2/20/97.
14. (KENDALL)
TREASURE ISLAND REUSE PLAN, Briefing on new information affecting Treasure Island Reuse Planning, including interim use proposals, economic feasibility recommendations by the Urban Land Institute, transportation analysis and seismic safety studies of specific buildings. In light of this information, specific policy guidance from the Commission regarding interim uses, housing and Plan implementation will be requested for use in preparing the Final Reuse Plan, Area Plan and other planning documents.
SPEAKERS: Tom Hinman, John Miller, Sherry Williams, Maceo May, Emeric Kalman
ACTION: Meeting held. No action required.
15. 96.758M (BADINER)
250 STEUART STREET, Block 3741, Lots 33, Block 3742, Lot 12 and Assessor's Blocks 3716, 3715, 3741, 3742, 3743 - Consideration of a request to initiate proposed amendments to the Northeastern Waterfront Plan and the removal of the Rincon Point-South Beach Rincon Point Sub-Area Redevelopment Plan from the boundaries of the Downtown Plan to find the Gap Development Project in conformity with the General Plan, and Master Plan Referral of Amendments to the Rincon Point-South Beach Redevelopment Plan and Design for Development.
SPEAKERS: None
ACTION: Approved
AYES: Antenore, Chinchilla, Lowenberg, Mills
ABSENT: Joe and Martin
RESOLUTION NO. 14306
16. 96.594T (PASSMORE)
NEIGHBORHOOD COMMERCIAL SIGN CONTROLS, Consideration of a modification of the Planning Code initiated by Board of Supervisors to amend Sec. 604 to allow a business that is relocating to a new location within 300 ft of its existing location to also relocate one existing business sign that would be nonconforming in its new location together with its associated sign structure, except that in no event may a painted sign or a sign with flashing, blinking, fluctuating or otherwise animated light be relocated unless in conformity with current Code requirements applicable to its new location and the relocated sign must comply with

applicable provisions of Articles 10 & 11.

ACTION: Without hearing, continued to 2/20/97.

AYES: Antenore, Chinchilla, Lowenberg, Mills

ABSENT: Joe and Martin

17. 97.031T (ROSETTER)

HOURS OF OPERATION EXEMPTION FOR PHARMACIES, Consider public testimony in response to a staff recommendation for approval of a Planning Code amendment initiated by the Board of Supervisors that would exempt qualifying pharmacies from the restriction on the hours of operation that applies to businesses in the Neighborhood Commercial and Chinatown Mixed Use zoning districts.

(Commission action is schedule for February 20, 1997)

SPEAKERS: Harry Stern, August Lando, Cole Roland, Elizabeth Dunmap

ACTION: Meeting held. No action required at this time. The matter is scheduled for further hearing and possible action on 2/20/97.

18. 97.038C (BANALES)

400 CORTLAND AVENUE, southeast corner of Cortland Avenue and Bennington Street; Lot 22 in Assessor's Block 5678 - Request for Conditional Use authorization to establish a large fast food restaurant as defined by Planning Code Section 790.90 in an NC-2 (Neighborhood Commercial, Small Scale) and 40-X Height and Bulk District, pursuant to Planning Code Section 711.43.

SPEAKERS: Ann Sharon - project owner, Allen Statler - project architect, Maria Salomão, Mary Anne Caiñe, Ellen Into, Arnold Swensen, Terry Milne

ACTION: Approved with conditions as modified: required to put a tree in the empty space on the side of the building.

AYES: Antenore, Chinchilla, Lowenberg, Mills

ABSENT: Joe and Martin

MOTION NO. 14307

19. 96.694C (MILLER)

2950 BUSH STREET, north side between Lyon Street and Presidio Avenue, Lot 13A in Assessor's Block 1046 -- Request for authorization of a CONDITIONAL USE to create THREE NEW LOTS each with a WIDTH LESS THAN 25 FEET and the construction of a one-family dwelling on each, in an RH-2 (House, Two-Family) District and a 40-X Height and Bulk District.

SPEAKERS: (con): John Ware; (pro) Mark Nelson - project architect

ACTION: Approved with conditions as modified: add language that requires landscaping to the rear of the building.

AYES: Antenore, Chinchilla, Lowenberg, Mills

ABSENT: Joe and Martin

MOTION NO. 14308

20. 96.723C (MILLER)

1261V DE HARO STREET, east side between 23rd and 24th Streets, Lot 43 in Assessor's Block 4218 -- Request for authorization of a CONDITIONAL USE to create TWO NEW LOTS each with a WIDTH LESS THAN 25 FEET and the construction of a one-family dwelling on each, in an RH-2 (House, Two-Family) District and a 40-X

Height and Bulk District.

ACTION: Without hearing, continued to 2/27/97.

AYES: Antenore, Chinchilla, Lowenberg, Mills

ABSENT: Joe and Martin

Adjournment -- 5:35 P.M.

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON THURSDAY, FEBRUARY 27, 1997.

ACTION: Approved as drafted

AYES: Antenore, Chinchilla, Joe, Lowenberg, Martin and Mills

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

970213M

MINUTES
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING
THURSDAY
FEBRUARY 20, 1997
ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.

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PRESENT: Commissioners Antenore, Chinchilla, Joe, Lowenberg, Martin and Mills

THE MEETING WAS CALLED TO ORDER BY PRESIDENT LOWENBERG AT 1:43 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Robert Passmore - Zoning Administrator, Gia Brown, Mary Gallagher, Amit Ghosh, Hillary Gitelman, Neil Hart.

A. ITEMS TO BE CONTINUED

1. 96.656A (PAEZ)
256 GRANT AVENUE, southeast corner of the intersection of Sutter Street and Grant Avenue, Lot 9 in Assessor's Block 293 - Request for authorization of a Permit to Alter a Category 1 Significant Building pursuant to Section 1111.4 of the City Planning Code. The subject property, within the Kearny-Market-Mason-Sutter Conservation District, is zoned C-3-R (Downtown Retail District) and is in an 80-130-F Height and Bulk District. The proposed Major Alteration was recommended for approval by the Landmarks Preservation Advisory Board at its Regular Meeting of November 6, 1996 under Resolution No. 494.
(Continued from Regular Meeting of February 6, 1997)
(Proposed for continuance to February 27, 1997)

ACTION: Continued as proposed

AYES: Lowenberg, Antenore, Mills, Martin, Joe

ABSENT: Chinchilla

2. 96.539E (PARKER)
260 CLARA STREET, north side between 5th and 6th Streets, Lots 73, 74 in Assessor's Block 3753 - Appeal of a Preliminary Negative Declaration. Proposed project would construct a three-story building containing 8 live/work units and 8 ground level off-street parking spaces at 260 Clara Street. The proposed building would be approximately 45 feet in height. The project site is in an RSD (Residential/Service) Zoning District in the South of Market. The approximately 4,000 square foot site (two lots) is currently vacant.
(Proposed for Continuance to February 27, 1997)

ACTION: Continued as proposed

AYES: Lowenberg, Antenore, Mills, Martin, Joe

ABSENT: Chinchilla

3. 97.040C (PEPPER)
336-350 JUDAH STREET, northeast corner at 9th Avenue; Lot 22 in Assessor's Block 1763 - Request for Conditional Use authorization under Section 711.83 of the Planning Code to install a total of 12 antennas on the roof and a base transceiver station in the basement of an existing mixed use (commercial/residential) building as part of a wireless communication network in an NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Cellular One. The existing building is approximately 70 feet in height. Each antenna measures approximately four feet high by eight inches wide. The tops of the antennas would be approximately 74 feet above sidewalk grade. The base transceiver station, which requires an area approximately 22 feet wide by 13 feet deep, would be located in the basement of the building.

(Proposed for Continuance to February 27, 1997)

ACTION: Continued as proposed

AYES: Lowenberg, Antenore, Mills, Martin, Joe

ABSENT: Chinchilla

4. 96.645Z (MILLER)
2011 BAYSHORE BOULEVARD, east side north of Hester Avenue (with additional frontage on Hester Avenue), Lots 3, 10 and 11 in Assessor's Block 5054A - Request for RECLASSIFICATION OF PROPERTY from an NC-S (Neighborhood Commercial Shopping Center District) to a C-2 (Community Business) District.

(Proposed for Continuance to March 6, 1997)

ACTION: Continued as proposed

AYES: Lowenberg, Antenore, Mills, Martin, Joe

ABSENT: Chinchilla

5. 95.336CR (NIXON)
USF LONE MOUNTAIN CAMPUS, south side of Anza Street between Parker and Wood Streets and USF Lone Mountain Campus adjacent to the Rossi wing of the Lone Mountain Building; Lot 3A in Assessor's Block 1107; Request for Conditional Use Authorization to construct up to 136 dwelling units, up to 34 group housing units, and as a Planned Unit Development seeking exceptions from rear yard and open space standards, modification of building height measurement method, allowance of parking exceeding 150% of the requirement and review of the proposed reconfiguration and improvement of the south side of Anza Street from Wood Street to Parker Avenue for consistency with the General Plan for a project in a RH-2 (House, Two-Family) District with a 40-X Height and Bulk designation. (Continued from Regular Meeting of February 6, 1997)

(Proposed for continuance to March 6, 1997)

NOTE: On 1/9/97, following testimony, the Commission closed public hearing and continued this matter to 2/6/97. On 1/23/97, the Commission President instructed the Commission secretary to note on future agendas that, the public hearing will remain open on any modifications/changes to this project.

ACTION: Continued as proposed

AYES: Lowenberg, Antenore, Mills, Martin, Joe

ABSENT: Chinchilla

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

SPEAKERS: Patricia Vaughey, re: Magnetic fields

- ZA discussion 2475 Greenwich 0 re-zone without making it commercial.
- Over the counter permits charge for use for restaurant - 2298 Union Street

C. COMMISSIONERS' QUESTIONS AND MATTERS

Notification of Zoning Administrator decisions (Antenore)

6. Consideration of adoption -- draft minutes of February 6, 1997.

ACTION: Approved as drafted

AYES: Lowenberg, Antenore, Mills, Martin, Joe

ABSENT: Chinchilla

D. DIRECTOR'S REPORT

7. DIRECTOR'S ANNOUNCEMENTS

Introduction of Gia Brown as his new Executive Secretary.

8. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (PASSMORE)
None

E. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED

9. 96.717C (PEPPER)
1399 - 19TH AVENUE, northeast corner at Judah Street; Lot 21 in Assessor's Block 1774 - Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install a total of three antennas mounted within a replaced cross at the top of an existing bell tower and a base transceiver station inside the existing Calvary United Methodist Church building as part of a wireless communication network in an RH-3 (House, Three-Family) District and a 40-X Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The existing bell tower is approximately 49 feet in height, and the existing cross is approximately 57 feet in height. Each antenna measures approximately five feet high by eight inches wide by one inch deep. The existing cross would be replaced by a new cross of similar size and appearance and the antennas would be mounted inside the new cross. The tops of the antennas would be approximately 57 feet above sidewalk grade. The base transceiver station, which requires an area approximately 18 feet wide by seven feet deep, would be located in the building.
NOTE: On 2/6/97, following testimony, the Commission closed public hearing and passed a motion of intent to disapprove by a vote of +5 -0.

ACTION: Without further hearing, continued to February 27, 1997

AYES: Lowenberg, Antenore, Mills, Martin, Joe

ABSENT: Chinchilla

F. REGULAR CALENDAR

10. (GREEN/SR. STAFF)
DEPARTMENT'S FY 97-98 BUDGET & WORK PROGRAM. Consideration of adoption
the Planning Department's budget and work program for fiscal year 1997-98.

SPEAKERS: None

ACTION: Approved

AYES: Lowenberg, Antenore, Mills, Martin, Joe

ABSENT: Chinchilla

11. 94.615C (HART)
898 KEARNY STREET- (I-HOTEL), southeast corner of Jackson and Kearny Streets (former
International Hotel, Site "A"), Assessor's Block 195, Lots 11 and 13. Informational
presentation of the final design for the mixed use development containing 104 affordable units
of senior housing, a Filipino center, an elementary school/Chinese language and cultural
school/religious, pastoral and social center, and a community commercial parking garage as
required by Motion No. 14254, prior to the approval of building permit application number
9623103.

SPEAKERS: Brian Childs - project architect

ACTION: Informational Only

12. 96.610CX (NIXON)
801 MARKET STREET and 22 FOURTH STREET, at the southwest corner of 4th Street, Lot
48 in Assessor's Block 3705 - Request for Authorization of Conditional Use to allow the
conversion of office and retail space to 235 hotel rooms and Request for Determinations of
Compliance under Planning Code Section 309 and Exception from tour bus parking
requirements related to creation of the hotel. The project is in a C-3-R (Downtown
Commercial-Retail) District and a 120-X and a 160-S Height and Bulk Districts.
(Continued from Regular Meeting of February 6, 1997)

SPEAKERS: Jeff Anse, Steve Athensen, Carolyn Diamond, Denise La Pointe, Daniell
Reedy, Stan Smith, Bob Davis, David Bauman, John Elberling, Sue Hestor,
Jack Ribbon, Kim Jackson, G.G. Platt, Theresa Arevalo, Chester Gutierrez

ACTION: The Commission closed public hearing and continued the matter to 2/27/97

AYES: Lowenberg, Antenore, Mills, Martin, Joe

NOES: Chinchilla

13. 96.642C (BERKOWITZ)
438 O'FARRELL STREET, northeast corner at Shannon Alley, Lot 6 in Assessor's Block 317
- Request for Conditional Use Authorization to legalize an expansion of an existing building
over 40 ft in height in an RC-4 (Residential-Commercial Combined, High Density) 80-130-T
District.

SPEAKERS: None

ACTION: Approved with conditions as drafted

AYES: Lowenberg, Chinchilla, Antenore, Mills, Martin, Joe

MOTION NO. 14310

14. 97.018C (ZWIERZYCKI)
2043 and 2047 FILLMORE STREET, Assessor's Block 0654, Lot 001B, west side between California and Pine Streets - Request for Conditional Use authorization to expand an existing commercial establishment resulting in a single commercial tenant which occupies floor area in excess of 2,500 square feet, in the Upper Fillmore Neighborhood Commercial District.

SPEAKERS: None

ACTION: Approved with conditions as drafted

AYES: Lowenberg, Chinchilla, Antenore, Mills, Martin, Joe

MOTION NO. 14311

15. 97.031T (ROSETTER)
HOURS OF OPERATION EXEMPTION FOR PHARMACIES, Consider public testimony in response to a staff recommendation for approval of a Planning Code amendment initiated by the Board of Supervisors that would exempt qualifying pharmacies from the restriction on the hours of operation that applies to businesses in the Neighborhood Commercial and Chinatown Mixed Use zoning districts.

(Continued from Regular Meeting of February 13, 1997)

SPEAKERS: August Lando

ACTION: Approved adoption of a recommended ordinance drafted by the Board of Supervisors

AYES: Lowenberg, Chinchilla, Mills, Martin, Joe

NOES: Antenore

MOTION NO. 14312

16. 97.014C (PEPPER)
1485 BAYSHORE BOULEVARD, east side between Egbert and Paul Avenue; Lot 12 in Assessor's Block 5431A - Request for Conditional Use authorization under Section 227(i) of the Planning code to install a total of two antennas on an existing rooftop tower and a base transceiver station on the fourth floor of an existing commercial building as part of a wireless communication network in an M-1 (Light Industrial) District and a 65-J Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The existing building is approximately 44 feet in height, and the top of the tower is approximately 71 ft above grade. Each antenna measures approximately five ft high by eight inches wide. The tops of the antennas would be approximately 81 feet above sidewalk grade. The base transceiver station, which requires an area approximately 22 feet wide by 13 feet deep, would be located on the fourth floor of the building.

(Continued from Regular Meeting of February 6, 1997)

NOTE: On 2/6/97, following testimony, the Commission closed public hearing and continued this matter to 2/20/97 by a vote of +5 -0 with Lowenberg excused.

SPEAKERS: Darin Buchalter

ACTION: Approved with conditions as drafted

AYES: Chinchilla, Antenore, Mills, Martin, Joe

EXCUSED: Lowenberg

MOTION NO. 14313

17. 97.024CR

(PEPPER)

11 PHELAN AVENUE, northwest corner at Ocean Avenue; Lot 1 in Assessor's Block 3180 - Request for Conditional Use authorization under Section 234.2 of the Planning code to install a total of six panel antennas on the existing hose tower of the fire station building and a base transceiver station on the roof as part of a wireless communication network in a P (Public) District and a 65-A Height and Bulk District. The existing building is approximately 28 feet in height, and the hose tower is approximately 58 feet in height. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. Each antenna measures approximately five feet high by eight inches wide. The tops of the antennas would be approximately 48 feet above sidewalk grade. The base transceiver station, which measures approximately five feet high by 17 feet wide by nine feet deep, would be located on the lower roof of the building. The proposed project requires a finding of consistency with the General Plan for the installation of a private wireless telecommunications facility on public land.

(Continued from Regular Meeting of February 13, 1997)

SPEAKERS: None

ACTION: Approved

AYES: Chinchilla, Antenore, Mills, Martin, Joe

EXCUSED: Lowenberg

MOTION NO. 14314

18. 97.025CR (PEPPER)

100 HOFFMAN AVENUE, southwest corner at Alvarado Street; Lot 1 in Assessor's Block 2801 - Request for Conditional Use authorization under Section 234.2 of the Planning Code to install a total of four antennas and a base transceiver station on the facade at the roof line of an existing fire station building as part of a wireless communication network in a P (Public) District and a 40-X Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The existing building is approximately 38 feet in height. Each antenna measures approximately five feet high by eight inches wide. The antennas would be mounted on the building's facade and the tops of the antennas would be approximately 38 feet above sidewalk grade. The base transceiver station, which requires an area approximately five feet high by 16 feet wide by 10 feet deep, would be located on the lower roof of the building. The proposed project requires a finding of consistency with the General Plan for the installation of a private wireless telecommunications facility on public land.

(Continued from Regular Meeting of February 13, 1997)

On calendar in error. Continued to March 6, 1997 on February 13, 1997.

19. 97.030C (PEPPER)

2301 POWELL STREET, southwest corner at Northpoint Street; Lot 1 in Assessor's Block 31 - Request for Conditional Use authorization under Section 227(i) of the Planning Code to install a total of nine antennas on the rooftop penthouses and a base transceiver station in the basement of the existing building as part of a wireless communication network in a C-2 (Community Business) District and a 40-X Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The existing building is approximately 68 feet in height. Each antenna measures approximately six feet high by eight inches wide. The tops of the antennas would be approximately 80 feet above sidewalk grade. The base transceiver station, which requires an area approximately 21 feet wide by 10 feet deep, would be located in the basement of the

building.

(Continued from Regular Meeting of February 13, 1997)

SPEAKERS: Darin Buchalter

ACTION: Approved with conditions as drafted

AYES: Chinchilla, Antenore, Martin, Mills, Joe

EXCUSED: Lowenberg

MOTION NO. 15315

20. 96.730C (PEPPER)

2601 MISSION STREET, southeast corner at 22nd Street; Lot 69 in Assessor's Block 3637 - Request for Conditional Use authorization under Section 712.83 of the Planning Code to install a total of six panel antennas on the exterior walls and a base transceiver station on the ninth floor of the existing Bayview Federal Bank building as part of a wireless communication network in an NC-3 (Moderate Scale Neighborhood Commercial) District and 50-X and 65-B Height and Bulk Districts. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The existing building is approximately 137 feet in height. Each antenna measures approximately five feet high and eight inches wide. The antennas would be flush-mounted on the exterior walls and the tops of the antennas would be approximately 82 feet above sidewalk grade. The base transceiver station, which requires an area approximately 14 feet wide by 11 feet deep, would be located inside the building on the ninth floor.

(Continued from Regular Meeting of February 13, 1997)

SPEAKERS: Darin Buchalter

ACTION: Public Hearing Closed. Approved with conditions as modified to reflect new plans, dated February 6, 1997 relocating equipment to the 2nd floor from the 9th floor

AYES: Chinchilla, Antenore, Martin, Mills, Joe

EXCUSED: Lowenberg

MOTION NO. 14316

AT APPROXIMATELY 5:35 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

21. 96.704D (OMOKARO)

462 SECOND AVENUE, east side between Anza and Geary Boulevard, Lot 030 in Assessor's Block 1543 - Request for Discretionary Review of Building Permit Application No. 9619807 proposing the alteration of the first, second and third floors, and the addition of a fourth story in an RH-2 (Residential House, Two-Family) District.

(Continued from Regular Meeting of February 6, 1997)

SPEAKERS: None

ACTION: Without hearing, continued to 3/13/97

AYES: Chinchilla, Antenore, Martin Mills, Joe

ABSENT: Lowenberg

22. 97.039D (PASSMORE)

3026 SANTIAGO STREET, north side between 41st and 42nd Avenues, Lot 018A in Assessor's Block 2308 - Request for Discretionary Review of Building Permit Application No. 9622807, proposing construction of a two-story addition to the rear of the existing one-story over-garage single-family dwelling in an RH-1 (House, One-Family) District.

SPEAKERS: Laura Studer, Takashi Okazaki, Donna Osimoto

ACTION: Under their discretionary review powers, the Commission approved this project as proposed

AYES: Chinchilla, Antenore, Martin, Mills, Joe

ABSENT: Lowenberg

23. 96.192D/DD (ANDRADE/PASSMORE)
148-18TH AVENUE, east side between Lake and California Streets, Lot 33 in Assessor's Block No. 1377, proposing construction for a rear top floor addition in an RH-2 (House, Two-Family) District.

ACTION: Withdrawn

Adjournment--5:50 P.M.

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON THURSDAY, MARCH 6, 1997

ACTION: Approved as drafted

AYES: Antenore, Chinchilla, Joe, Lowenberg, Martin, Mills

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

970220M

ADDENDUM

MINUTES
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING
THURSDAY
FEBRUARY 20, 1997
ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

A. ITEMS TO BE CONTINUED

96.594T

(PASSMORE)

NEIGHBORHOOD COMMERCIAL SIGN CONTROLS, Consideration of a modification of the Planning Code initiated by Board of Supervisors to amend Sec. 604 to allow a business that is relocating to a new location within 300 ft of its existing location to also relocate one existing business sign that would be nonconforming in its new location together with its associated sign structure, except that in no event may a painted sign or a sign with flashing, blinking, fluctuating or otherwise animated light be relocated unless in conformity with current Code requirements applicable to its new location and the relocated sign must comply with applicable provisions of Articles 10 & 11.

(Continued from the Regular Meeting on February 13, 1997)

(Proposed for continuance to a date to be determined at the Regular Meeting on February 20, 1997)

SPEAKERS: None

ACTION: Continued to 2/27/97

AYES: Lowenberg, Antenore, Martin, Mills, Joe

ABSENT: Chinchilla

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON THURSDAY, MARCH 6, 1997

ACTION: Approved as drafted

AYES: Antenore, Chinchilla, Joe, Lowenberg, Martin, Mills

MINUTES
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING
THURSDAY
FEBRUARY 27, 1997
BOARD OF SUPERVISORS CHAMBERS
ROOM 404, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.

MAR 26 1998

SAN FRANCISCO
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PRESENT: Commissioners Antenore, Chinchilla, Joe, Lowenber, Martin and Mills

THE MEETING WAS CALLED TO ORDER BY PRESIDENT LOWENBERG AT 1:40 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Robert Passmore - Zoning Administrator, Kelly Pepper, Hillary Gitelman, Caron Parker, Linda Avery - Commission Secretary.

A. ITEMS TO BE CONTINUED

1. 97.020D (BANALES)
411 - 27TH STREET, south side between Noe and Sanchez Streets, Lot 042 in Assessor's Block 6591 - Request for Discretionary Review of Building Permit Application No. 9608803S, proposing a horizontal extension to the rear of 18 feet, plus a 22-foot deck and a single-story third-floor addition in an RH-2 (House, Two-Family) District.
(Proposed for Continuance to March 6, 1997)
Project withdrawn - Letter on file.

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

SPEAKERS: Patricia Vaughey, re: 2475 Greenwich
Terry Milne, re: Street Tree Live/Work

C. COMMISSIONERS' QUESTIONS AND MATTERS

2. Consideration of adoption -- draft minutes of February 13, 1997.

ACTION: Approved as drafted

AYES: Lowenberg, Chinchilla, Mills, Antenore, Martin and Joe

D. DIRECTOR'S REPORT3. DIRECTOR'S ANNOUNCEMENTS

1. Schedule for budget review & enactment/Schedule for Supplemental Appropriation

2. GiantsBallpark Design Workshop

4. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (PASSMORE)

- 2168 - 10TH Avenue

- 685 Tennessee

E. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED

5. 96.717C (PEPPER)

1399 - 19TH AVENUE, northeast corner at Judah Street; Lot 21 in Assessor's Block 1774 - Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install a total of three antennas mounted within a replaced cross at the top of an existing bell tower and a base transceiver station inside the existing Calvary United Methodist Church building as part of a wireless communication network in an RH-3 (House, Three-Family) District and a 40-X Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The existing bell tower is approximately 49 feet in height, and the existing cross is approximately 57 feet in height. Each antenna measures approximately five feet high by eight inches wide by one inch deep. The existing cross would be replaced by a new cross of similar size and appearance and the antennas would be mounted inside the new cross. The tops of the antennas would be approximately 57 feet above sidewalk grade. The base transceiver station, which requires an area approximately 18 feet wide by seven feet deep, would be located in the building. (Continued from the Regular Meeting of February 20, 1997)

NOTE: On 2/6/97, following testimony, the Commission closed public hearing and passed a motion of intent to disapprove by a vote of +6 -0.

SPEAKERS: None

ACTION: Without hearing , continued to 3/20/97

AYES: Lowenberg, Chinchilla, Mills, Antenore, Martin and Joe

F. REGULAR CALENDAR

6. 96.610CX (NIXON)

801 MARKET STREET and 22 FOURTH STREET, at the southwest corner of 4th Street, Lot 48 in Assessor's Block 3705 - Request for Authorization of Conditional Use to allow the conversion of office and retail space to 235 hotel rooms and Request for Determinations of Compliance under Planning Code Section 309 and Exception from tour bus parking

requirements related to creation of the hotel. The project is in a C-3-R (Downtown Commercial-Retail) District and a 120-X and a 160-S Height and Bulk Districts.
(Continued from Regular Meeting of February 20, 1997)

NOTE: On 2/20/97, following testimony, the Commission closed public hearing and continued the matter to 2/27/97.

SPEAKERS: None

ACTION: Without hearing, continued to 3/06/97

AYES: Lowenberg, Chinchilla, Mills, Antenore, Martin and Joe

7. 96.539E (PARKER)
260 CLARA STREET, north side between 5th and 6th Streets, Lots 73, 74 in Assessor's Block 3753 - Appeal of a Preliminary Negative Declaration. Proposed project would construct a three-story building containing 8 live/work units and 8 ground level off-street parking spaces at 260 Clara Street. The proposed building would be approximately 45 feet in height. The project site is in an RSD (Residential/Service) Zoning District in the South of Market. The approximately 4,000 square foot site (two lots) is currently vacant.
(Continued from Regular Meeting of February 20, 1997)
SPEAKERS: None
ACTION: Without hearing, continued to 3/13/97
AYES: Lowenberg, Chinchilla, Mills, Antenore, Martin and Joe
8. 96.656A (PAEZ)
256 GRANT AVENUE, southeast corner of the intersection of Sutter Street and Grant Avenue, Lot 9 in Assessor's Block 293 - Request for authorization of a Permit to Alter a Category 1 Significant Building pursuant to Section 1111.4 of the City Planning Code. The subject property, within the Kearny-Market-Mason-Sutter Conservation District, is zoned C-3-R (Downtown Retail District) and is in an 80-130-F Height and Bulk District. The proposed Major Alteration was recommended for approval by the Landmarks Preservation Advisory Board at its Regular Meeting of November 6, 1996 under Resolution No. 494.
(Continued from Regular Meeting of February 20, 1997)
SPEAKERS: None
ACTION: Approved with conditions as drafted
AYES: Lowenberg, Chinchilla, Mills, Antenore, Martin and Joe
MOTION NO.: 14317
9. 97.017C (ZWIERZYCKI)
1040 COLUMBUS AVENUE, Assessor's Block 0050, Lot 001, east side between Francisco and Chestnut Streets - Request for Conditional Use authorization to allow a retail full-service restaurant in the North Beach Neighborhood Commercial District.
SPEAKERS: None
ACTION: Approved with conditions as drafted
AYES: Lowenberg, Chinchilla, Mills, Antenore, Martin and Joe
MOTION NO.: 14318
10. 96.733C (BERKOWITZ)
1612 NORIEGA STREET, north side between 23rd and 24th Avenues, Lot 23 in Assessor's Block 2026 -Request for Conditional Use to allow the elimination of a parking space for a residential unit in an NC-2 (Small-Scale Neighborhood

Commercial) District.

SPEAKERS: None

ACTION: Approved with conditions as drafted

AYES: Lowenberg, Chinchilla, Mills, Antenore, Martin and Joe

MOTION NO.: 14319

11. 96.723C (MILLER)

1261V DE HARO STREET, east side between 23rd and 24th Streets, Lot 43 in Assessor's Block 4218 -- Request for authorization of a **CONDITIONAL USE** to create **TWO NEW LOTS** each with a **WIDTH LESS THAN 25 FEET**

and the construction of a one-family dwelling on each, in an RH-2 (House, Two-Family) District and a 40-X Height and Bulk District.

SPEAKERS: None

ACTION: Without hearing , continued to 3/13/97

AYES: Lowenberg, Chinchilla, Mills, Antenore, Martin and Joe

12. 96.594T (PASSMORE)

NEIGHBORHOOD COMMERCIAL SIGN CONTROLS, Consideration of a modification of the Planning Code initiated by Board of Supervisors to amend Sec. 604 to allow a business that is relocating to a new location within 300 ft of its existing location to also relocate one existing business sign that would be nonconforming in its new location together with its associated sign structure, except that in no event may a painted sign or a sign with flashing, blinking, fluctuating or otherwise animated light be relocated unless in conformity with current Code requirements applicable to its new location and the relocated sign must comply with applicable provisions of Articles 10 & 11.

(Continued from the Regular Meeting on February 20, 1997)

SPEAKERS: Patricia Vaughey, Bob Tibbits

ACTION: Approved

AYES: Lowenberg, Chinchilla, Antenore, Joe

NOES: Mills and Martin

MOTION NO.: 14320

13. 97.040C (PEPPER)

336-350 JUDAH STREET, northeast corner at 9th Avenue; Lot 22 in Assessor's Block 1763 - Request for Conditional Use authorization under Section 711.83 of the Planning Code to install a total of 12 antennas on the roof and a base transceiver station in the basement of an existing mixed use (commercial/residential) building as part of a wireless communication network in an NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Cellular One. The existing building is approximately 70 feet in height. Each antenna measures approximately four feet high by six inches wide. The tops of the antennas would be approximately 74 feet above sidewalk grade. The base transceiver station, which requires an area approximately 22 feet wide by 13 feet deep, would be located in the basement of the building.

(Continued from Regular Meeting of February 20, 1997)

SPEAKERS: Jarell Grandis, Robert McCarthy

ACTION: Approved with conditions as drafted

AYES: Chinchilla, Antenore, Joe, Mills, Martin

EXCUSED: Lowenberg
MOTION NO. 14321

14. 97.034D (ARCE)
2360 BROADWAY, north side between Steiner and Fillmore Streets, Lot 008 in Assessor's Block 0563 - Request for Discretionary Review of Building Permit Application No. 9621279, proposing an extension to the existing building by adding two stories to the rear of a three-story addition to the west side in an RH-1 (Family, One-House) District.
Discretionary Review Withdrawn - Letter on File

15. 97.071D (FALLAY)
2861 CLAY STREET, south side between Scott and Divisadero Streets, Lot 030 in Assessor's Block 1003 - Request for Discretionary Review of Building Permit Application No. 9700124, proposing demolition of the existing two-story over-basement, two-family dwelling and to replace it with a three-story over-garage, three-family dwelling in an RH-3 (House, Three-Family) District.
SPEAKERS: Jeremy Paul
ACTION: Continued to 3/20/97
AYES: Chinchilla, Antenore, Joe, Mills, Martin
EXCUSED: Lowenberg

PUBLIC COMMENT: Robin Goodman

Adjournment - 3:00 P.M.

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON THURSDAY, MARCH 13, 1997

ACTION: Approved as drafted

AYES: Antenore, Chinchilla, Joe, Lowenberg, Martin, Mills

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

970227M

MINUTES OF SPECIAL JOINT HEARING
CITY PLANNING COMMISSION
AND
SMALL BUSINESS ADVISORY COMMISSION

THURSDAY, FEBRUARY 27, 1997
BOARD OF SUPERVISORS CHAMBERS
ROOM 404, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
5:00 P.M.

THE MEETING WAS CALLED TO ORDER AT 5:05 P.M.

PRESENT:

Planning Commission:	Commissioners, Lowenberg, Chinchilla, Martin, Antenore, Mills, Joe
Small Business Advisory Commission:	Stephen Cornell, Maher Fakhouri, Dick Mak, Darlene Mar, Colleen Meharry, Jose Najjar, George Patterson, Michael Patterson, Loretta Whittle, Dick Mak.
Recognition of two Pages from Washington High School:	Ruth Stenman and Henry Li

A. SPECIAL CALENDAR

- 1a. 96.587T (GALLAGHER)
NEIGHBORHOOD NOTICE FOR PERMIT APPLICATIONS FOR CONSTRUCTION, DEMOLITION, AND CHANGE OF USE IN NEIGHBORHOOD COMMERCIAL DISTRICTS - Consideration of proposed amendment to Articles 3 and 7 of the San Francisco Planning Code which would require the Planning Department to place all permit applications for new construction, alterations which increase the building envelope, demolition, and change of use on hold for 30 days while the Department notifies all property owners and tenants within 150 feet of the proposal. The amendments would also require the approval of a replacement building before a demolition application is approved and would mandate design review according to the standards of the General Plan. The purpose of the amendments is to provide neighborhood residents and businesses with notice about proposals in Neighborhood Commercial Zoning Districts (NCD's) before the Planning Department acts on the proposals and to require design review of new construction and exterior alterations in NCD's.
SPEAKERS: Patricia Vaughney, Rose Psi, Andrew Nash, Marvin Waren, Cathleen Herrington, Helen Hobbs, Paul Chow, Scott Hauge, Lanita Staples, Tony Fong, Mark Romand, Leslie Leonard
ACTION: Continued to 3/13/97
AYES: Lowenberg, Chinchilla, Mills, Antenore, Martin and Joe

- 1b. 96.640T (GALLAGHER)
PRE-APPLICATION SIGN POSTING FOR NEIGHBORHOOD COMMERCIAL PROPOSAL - Consideration of proposed amendments to Article 3 of the San Francisco Planning Code which would require a project applicant to post a sign on the property that is the subject of an application for new construction, alterations which increase the

building envelope, demolition, change of occupancy or change of some types of use within all Neighborhood Commercial Districts except the NC-S District and for some proposals involving a nonconforming use in a Residential District, at least 15 days before making any type of application to the City. The purpose of the amendments is to provide early notice to neighborhood residents and businesses about nonresidential proposals in residential districts (called nonconforming uses) and about proposals in Neighborhood Commercial zoning districts. These amendments will be considered with those described under Case No.96.587T (NEIGHBORHOOD NOTICE FOR PERMIT APPLICATIONS FOR CONSTRUCTION DEMOLITION, AND CHANGE OF USE IN NEIGHBORHOOD COMMERCIAL DISTRICT). In the course of considering these amendments, the Planning Commission may combine aspects of both proposals or otherwise develop alternative amendments for the purpose of providing neighborhood notice for Neighborhood Commercial Districts and/or for nonresidential proposals in Residential Districts.

SPEAKERS: Patricia Vaughey, Rose Psi, Andrew Nash, Marvin Waren, Cathleen Herrington, Helen Hobbs, Paul Chow, Scott Hauge, Lanita Staples, Tony Fong, Mark Romand, Leslie Leonard

ACTION: Continued to 3/13/97

AYES: Lowenberg, Chinchilla, Mills, Antenore, Martin and Joe

2. 96.639T (GALLAGHER)

ESTABLISHMENT OF NEIGHBORHOOD COMMERCIAL ADVISORY COUNCILS TO REVIEW CONDITIONAL USE APPLICATIONS IN NEIGHBORHOOD COMMERCIAL INDIVIDUAL AREA DISTRICTS - Consideration of proposed amendments to Article 7 of the San Francisco Planning Code which would allow the Board of Supervisors to designate a Neighborhood Commercial Advisory Council within each of the 16 individually named Neighborhood Commercial Zoning Districts (NCD's). The Advisory Council would be provided notice of conditional use applications within NCD's and provide written advisory recommendations to the Planning Commission prior to their action on conditional use applications.

SPEAKERS: None

ACTION: Disapproved

AYES: Lowenberg, Chinchilla, Antenore, Joe, Mills, Martin

MOTION NO.: 14322

B. PUBLIC COMMENT

At this time, members of the public may address the Commissions on items that are within the subject matter jurisdiction of the City Planning Commission and the Small Business Advisory Commission. Members of the public may address the Commissions for up to three minutes. **The president or chairperson may limit the total testimony to 30 minutes.**

SPEAKERS: None

Adjournment- 6:30 P.M.

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON THURSDAY, MARCH 13, 1997.

ACTION: Approved as drafted

AYES: Antenore, Chinchilla, Joe, Lowenberg, Martin, Mills

MINUTES
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING
THURSDAY
MARCH 6, 1997
ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.

MAR 26 1998

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PRESENT: Commissioners Antenore, Chinchilla, Joe, Lowenberg, Martin and Mills

THE MEETING WAS CALLED TO ORDER BY PRESIDENT LOWENBERG AT 1:35 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Robert Passmore - Zoning Administrator, Evan Rose, Larry Badiner, Mary Gallagher, Hillary Gitelman, Peter Albert, Paul Deutsch, Susana Montana, Michael Li, Angelica Chiong, Jim Nixon, Neil Hart, Elizabeth Gordon

A. ITEMS TO BE CONTINUED

1. 96.645Z (MILLER)
2011 BAYSHORE BOULEVARD, east side north of Hester Avenue (with additional frontage on Hester Avenue), Lots 3, 10 and 11 in Assessor's Block 5054A - Request for RECLASSIFICATION OF PROPERTY from an NC-S (Neighborhood Commercial Shopping Center District) to a C-2 (Community Business) District.
(Proposed for Continuance to March 20, 1997)

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Joe, Lowenberg, Martin, Mills

2. 96.718CR (PEPPER)
WEST PORTAL MUNI STATION, north side of Ulloa Street at the end of West Portal Avenue, between Lenox Way and Claremont Boulevard; Lot 13A in Assessor's Block 2979 - Request for Conditional Use authorization under Section 234.2 of the Planning Code to install a total of six antennas mounted on replaced light poles and a base transceiver station at the west side of the property as part of a wireless communication network in a P (Public) District and an OS Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The existing light poles are approximately 30 feet in height. The lights will remain at the same height, and the antennas will be mounted bellow the lights. Each antenna measures approximately five feet high by eight inches wide by one inch deep. The tops of the antennas would be approximately 28 feet above sidewalk grade. The base transceiver station would be located in an area approximately 21 feet wide by 12 feet deep at the west side of the property in a proposed fenced area. The proposed project requires a finding of consistency with the General Plan for the installation of a private wireless telecommunications facility on public land.
(Proposed for Continuance to March 20, 1997)

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Joe, Lowenberg, Martin, Mills

3. 97.025CR (PEPPER)
100 HOFFMAN AVENUE, southwest corner at Alvarado Street; Lot 1 in Assessor's Block 2801 - Request for Conditional Use authorization under Section 234.2 of the Planning Code to install a total of four antennas on the facade at the roof line and a base transceiver station on the lower roof of an existing fire station building as part of a wireless communication network in a P (Public) District and a 40-X Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The existing building is approximately 38 feet in height. Each antenna measures approximately five feet high by eight inches wide. The antennas would be mounted on the building's facade and the tops of the antennas would be approximately 38 feet above sidewalk grade. The base transceiver station which requires an area approximately five feet high by 16 feet wide by 10 feet deep, would be located on the lower roof of the building. The proposed project requires a finding of consistency with the General Plan for the installation of a private wireless telecommunications facility on public land.
(Proposed for Continuance Indefinitely)

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Joe, Lowenberg, Martin, Mills

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

SPEAKERS: None

C. COMMISSIONERS' QUESTIONS AND MATTERS

4. Consideration of adoption -- draft minutes of February 20, 1997.

ACTION: Approved as drafted

AYES: Antenore, Chinchilla, Joe, Lowenberg, Martin, Mills

D. DIRECTOR'S REPORT

5. DIRECTOR'S ANNOUNCEMENTS

NONE

6. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS

(PASSMORE)

NONE

E. REGULAR CALENDAR

- 7.

(GIANT'S REP.)

DESIGN WORKSHOP ON THE PROPOSED BALLPARK FOR THE GIANTS.

Presentation by the project sponsor regarding the design elements of the proposed approximately 42,000 seat ballpark and related commercial uses at China Basin. The Commission will also be provided with an update on other matters related to development of the ballpark.

SPEAKERS: Jack Bear, Mr. Spear, Ineda Anderson, Blanch Teabaum, John Anderson, Madanchi Yacuire, Dick Millett, Steve Vettel, Judy West, Rudy Timbaum

ACTION: Informational hearing only. No action required

8. (CHIONG)
PUBLIC HEARING ON LIVE/WORK ISSUES. Informational presentation on live/work. Discussion on design, enforcement and land use compatibility concerns.

SPEAKERS: Sue Hestor, Babbett Drefke, Rita Giglio, Sandra Peterson, Sandra Andita, Jerry

Petterson, Peter Bescher, Debra Walker, Patricia Vaughey, Michael Smith, Rachelle Axel, George Soler, Nancy Botkin, Lucia Bogatay, Bernie Katzmann, Jim Fabris, Fritz Maytag, Joe O'Donoghue, Susan Walker, Bernie Katzmann, Melody Faountila, Renee Crawshaw, Jean Braun, Robert Wales, Joe Cassidy, Charles Mori, Joan San Jule, Jim Chapell, Anthony Jules, Sharon Grace, Cindy Burns, Dick Millett.

ACTION: Informational only. Continued to 3/27/97

9. (ALBERT)
BICYCLE PLAN, Informational presentation on the San Francisco Bicycle Plan prepared in collaboration with the Department of Parking and Traffic as part of the implementation program of the Transportation Element on the General Plan.

SPEAKERS: Peter Tang

ACTION: No action required

10. 96.610CX (NIXON)
801 MARKET STREET and 22 FOURTH STREET, at the southwest corner of 4th Street, Lot 48 in Assessor's Block 3705 - Request for Authorization of Conditional Use to allow the conversion of office and retail space to 235 hotel rooms and Request for Determinations of Compliance under Planning Code Section 309 and Exception from tour bus parking requirements related to creation of the hotel. The project is in a C-3-R (Downtown Commercial-Retail) District and a 120-X and a 160-S Height and Bulk Districts.
(Continued from Regular Meeting of February 27, 1997)

NOTE: On 2/20/97, following testimony, the Commission closed public hearing and continued the matter to 2/27/97.

ACTION: Without hearing, continued to 3/13/97

AYES: Antenore, Chinchilla, Joe, Lowenberg, Martin, Mills

11. 95.336CR (NIXON)
USF LONE MOUNTAIN CAMPUS, south side of Anza Street between Parker and Wood Streets and USF Lone Mountain Campus adjacent to the Rossi wing of the Lone Mountain Building; Lot 3A in Assessor's Block 1107; Request for Conditional Use Authorization to construct up to 136 dwelling units, up to 34 group housing units, and as a Planned Unit

Development seeking exceptions from rear yard standards, modification of building height measurement method, allowance of parking exceeding 150% of the requirement and review of the proposed reconfiguration and improvement of the south side of Anza Street from Wood Street to Parker Avenue for consistency with the General Plan for a project in a RH-2 (House, Two-Family) District with a 40-X Height and Bulk designation.

(Continued from Regular Meeting of February 20, 1997)

SPEAKERS: Lou Gerado, David Nelson, Kate Wilcom, Sue Hestor, Joe O'Donoghue, Bob Lee, Gary Kendall, Harry O'Brien

ACTION: Public hearing closed. Approved with conditions as modified:

2/27 memo: - Affordability: (replace original)

- Landscaping

- Occupancy on Anza St.

3/6 memo: - Parking

- Resale

- Hours of Operation

- Employees cars

AYES: Antenore, Chinchilla, Joe, Lowenberg, Martin, Mills

MOTION No.: 14322

12. 94.285C (ANDRADE)

2301 MARKET STREET, Lot 34 in Assessor's Block 3563; southwest corner of Market and Noe Streets in the upper Market Neighborhood Commercial District -- To consider revoking the Conditional Use Authorization that allowed expansion of an existing athletic club. Revocation or other appropriate action is being considered to ensure compliance with conditions of approval of Motion No. 13788 and subsequent off-street parking variance including but not limited to the provision of off-street parking, bicycle racks and promotion of transit use.

(Continued from Regular Meeting of February 6, 1997)

NOTE: On 1/16/97, the Commission closed public hearing and continued to 2/6/97, instructing the sponsor to complete all required work by 1/31/97.

SPEAKERS: None

ACTION: This matter has been referred to the City Attorney. Continued Indefinitely

AYES: Lowenberg, Chinchilla, Antenore, Mills, Martin and Joe

13. 96.758MR (BADINER)

250 STEUART STREET, Block 3741, Lots 33, Block 3742, Lot 12 and Assessor's Blocks 3716, 3715, 3741, 3742, 3743 - The GAP Building Consideration of Resolutions adopting (1) proposed amendments to the Northeastern Waterfront Plan and the removal of the Rincon Point-South Beach Rincon Point Sub-Area Redevelopment Plan from the boundaries of the Downtown Plan to find the Gap Development Project in conformity with the General Plan; (2) Finding of consistency with the General Plan for Amendments to the Rincon Point-South Beach Redevelopment Plan and Design for Development; and, (3) CEQA Findings for the above actions. As noted in the Final Negative Declaration for this Project (Case No. 96.758E), the amendments to the Redevelopment Plan and the General Plan are within the scope of the Rincon Point-South Beach EIR. The Supplemental EIR ("FEIR") previously certified by the City Planning Commission and FEIR adequately describes the activity proposed for the purposes of CEQA.

SPEAKERS: None

ACTION: CEQA: Approved

Motion No.: 14323

General Plan Amendments: Approved

Resolution No.: 14324

Rincon Point Plan South Beach Amendments: Approved

Resolution No: 14325

Amendments to Rincon Point south Beach Desing for Development: Approved

Resolution No.: 14326

AYES: Lowenberg, Chinchilla, Antenore, Mills, Martin, and Joe

14. 96.631CR (PEPPER)
100 ARMORY ROAD, near the intersection of Skyline Boulevard and Herbst Road; Lot 4 in Assessor's Block 7281: -- Request for Conditional Use authorization under Section 234.2 of the Planning Code to install a total of three panel antennas on top of a proposed 50-foot high monopole and a base transceiver station at the base of the monopole as part of a wireless communication network in a P (Public) District and an OS Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. Each antenna measures approximately six feet high by eight inches wide. The tops of the antennas would be approximately 53 feet above sidewalk grade. The base transceiver station is approximately five feet high by 10 feet wide by 16 feet deep. The monopole and base transceiver station would be located within a fenced area approximately 33 feet long by 20 feet wide. This fenced area would be located approximately 100 feet south of the armory building. The proposed project requires a finding of consistency with the General Plan for the installation of a private wireless telecommunications facility on public land.
(Continued from Regular Meeting of February 13, 1997)

SPEAKERS: None**ACTION:** Without hearing, continued to 3/13/97.**AYES:** Antenore, Chinchilla, Joe, Lowenberg, Martin, Mills

15. 96.774CR (PEPPER)
2055 LOMBARD STREET, south side between Fillmore and Webster Streets; Lot 9 in Assessor's Block 509 - Request for Conditional Use authorization under Section 234.2 of the Planning Code to install a total of six antennas on replaced light poles and a base transceiver station on the upper parking deck of the Lombard Garage as part of a wireless communication network in a P (Public) District and a 40-X Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The existing light poles are approximately 60 feet above sidewalk grade. Each antenna measures approximately five feet high by eight inches wide. The light poles, would be replaced and the antennas would be mounted on the new pole below the light. The tops of the antennas would be approximately 58 feet above sidewalk grade. The base transceiver station would measure approximately 11 feet by 16 feet and would be located on the upper parking deck of the garage. The proposed project requires a finding of consistency with the General Plan for the installation of a private wireless telecommunications facility on public land.
(Continued from Regular Meeting of February 13, 1997)

SPEAKERS: Sandy Osborn, Barbara Bates, Ann Grogan, Darin Buckhalter**MOTION TO APPROVE:****AYES:** Chinchilla, Mills, Joe**NOES:** Martin, Antenore

EXCUSED: Lowenberg

RESULT: Motion failed to carry

ACTION: Public hearing closed, continued to 4/3/97

AYES: Mills, Joe, Antenore, Martin

NOES: Chinchilla

EXCUSED: Lowenberg

16. 96.780C (PEPPER)

1100 OAK STREET, (also known as 425 Divisadero Street), northwest corner at Divisadero Street; Lot 16 in Assessor's Block 1215 - Request for Conditional Use authorization under Section 711.83 of the Planning Code to install a total of twelve antennas and a base transceiver station on the roof of an existing building as part of a wireless communication network in an NC-2 (Small-Scale Neighborhood Commercial) District and a 65-A Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Nextel Communications. The existing building is approximately 45 feet in Height. Each antenna measures approximately four feet high by one foot wide. Four antennas would be flush-mounted on an existing penthouse and the tops of the antennas would be approximately 55 feet above sidewalk grade. Eight antennas would be mounted on the roof of the existing penthouse and would be enclosed in fiberglass designed to match the penthouse. The base transceiver station, which requires an area approximately 20 feet wide by 10 feet deep, would be located inside the existing penthouse on the roof of the building.

(Continued from Regular Meeting of February 13, 1997)

SPEAKERS: Joe Angelesco, Joe O'Donoghue

ACTION: Approved with conditions as drafted

AYES: Chinchilla, Antenore, Joe, Mills and Martin

EXCUSED: Lowenberg

MOTION NO.: 14327

17. 97.043C (PEPPER)

1435 SAN BRUNO AVENUE, east side between Cesar Chavez and 25th Streets; Lots 28 and 29 in Assessor's Block 4279: -- Request for Conditional Use authorization under Section 227(i) of the Planning Code to install a total of four antennas on an existing pole and a base transceiver station in an adjacent proposed fenced area as part of a wireless communication network in an M-1 (Light Industrial) District and a 40-X Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The existing pole is approximately 55 feet in height. The existing pole would be replaced within new pole of equal height and the proposed antennas would be mounted below the existing GTE antennas. Each antenna measures approximately five feet high by eight inches wide and the tops of the antennas would be approximately 47 feet above sidewalk grade. The base transceiver station, which requires an area approximately 15 feet wide by 12 feet deep, would be located adjacent to the pole in a proposed fenced area.

(Continued from Regular Meeting of February 13, 1997)

SPEAKERS: None

ACTION: Approved with conditions

AYES: Chinchilla, Antenore, Joe, Martin and Mills

EXCUSED: Lowenberg

MOTION NO.: 14328

AT APPROXIMATELY 5:00 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING

18. 97.072D (GORDON)
2298 UNION STREET, north east corner of the intersection at Union and Steiner Streets, Lot 021 in Assessor's Block 0534, - Request for Discretionary Review of Building Permit Application No. 9623671, proposing exterior and interior building alterations to an existing large fast-food restaurant in the Union Street Neighborhood Commercial Zoning District.
SPEAKERS: Megan Levitan, Chirs Grant, Courtney Clarkson, Scott Haron, Gloria Fontella, Patricia Vaughey, Reed Haron, David Cincotta, Cass Smith, Mary Lonergin, Terry Pensler
ACTION: Approved with conditions as proposed by neighborhood and sponsor with a CPC review on first Thursday in 11/6/97
AYES: Lowenberg, Antenore, Joe, Martin and Mills
NOES: Chinchilla

19. 97.019D (OMOKARO)
378-27TH STREET, north side between Church and Sanchez Streets, Lot 022 in Assessor's Block 6579 - Request for Discretionary Review of Building Permit Application No. 9622711S, proposing for the addition of two bedrooms and deck at the rear of the second floor of the existing building in an RH-2 (House, Two-Family) District.
Discretionary Review Withdrawn.

20. 96.714D/DD (CHIONG)
1320 - 9TH AVENUE, east side between Irving and Judah Streets, Lot 036A in Assessor's Block 1763 - Request for Discretionary Review of Building Permit Application No. 971383, proposing to expand the existing retail/commercial space of approximately 1,900 square feet and convert it to a restaurant and brewery with a total of approximately 3,786 square feet.
SPEAKERS: Pinky Kushivie
ACTION: Continued to 3/27/97
AYES: Lowenberg, Chinchilla, Joe, Mills, Martin and Antenore

Adjournment: 7:30 P.M.

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION FOR THURSDAY, MARCH 20, 1997.

- ACTION:** Approved as drafted
AYES: Antenore, Chinchilla, Hills, Joe, Lowenberg, Mills
ABSENT: Martin

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

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MINUTES
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING
THURSDAY
MARCH 13, 1997
ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

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PRESENT: Commissioners Antenore, Chinchilla, Joe, Lowenberg, Martin and Mills

THE MEETING WAS CALLED TO ORDER BY PRESIDENT LOWENBERG AT 1:36 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Robert Passmore - Zoning Administrator, Paul Deutsch, Mary Gallagher, Larry Badiner, Amit Ghosh, Susana Montana, Bill Wycko, Hillary Gitelman, Caron Parker, Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 95.202E (McCORMICK)
18TH Avenue at the Presidio: Construct one single-family house on two undeveloped parcels adjacent to the San Francisco Presidio between 17th and 18th Avenues north of Lake Street, Lots 22 and 23 in Assessor's Block 1341. The project would be accessed by a newly constructed pier-supported driveway from 18th Avenue. Two off-street parking spaces would be provided.
(Proposed for Continuance to March 27, 1997)

SPEAKERS: None

ACTION: Continued as proposed

VOTE: Lowenberg, Antenore, Chinchilla, Mills, Martin and Joe

2. 95.202DD (HART)
18TH AVENUE/PRESIDIO, east side between 18th Avenue and the San Francisco Presidio, Lots 022 and 023, in Assessor's Block 1341 - Request for Discretionary Review of Building Permit Application No. 8925540, proposing to construct one single-family house on two undeveloped parcels adjacent to the San Francisco Presidio between 17th and 18th Avenues north of Lake Street in an RH-1, (House, One-Family) District. The proposed house is two stories under a garage/entryway level on a steep down-sloping site. The project would be accessed by a newly constructed pier-supported driveway from 18th Avenue. Two off-street parking spaces would be provided.

(Proposed for Continuance to March 27, 1997)

SPEAKERS: None

ACTION: Continued as proposed

VOTE: Lowenberg, Antenore, Chinchilla, Mills, Martin and Joe

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

SPEAKERS: Patricia Vaughey, re: - 2298 Union--tables on sidewalk

- last minute continuances at the Planning Commission

Bill Maleheski, re: Academy of Art is converting the 1900 Jackson Street apartment building to a dormitory--conversion removes rental housing, and could be a loss in Hotel tax funds--also concerned that plumbing and parking will be inadequate and traffic will be impacted with this conversion.

C. COMMISSIONERS' QUESTIONS AND MATTERS

3. Consideration of adoption -- draft minutes of February 27, 1997.

ACTION: Approved as drafted

AYES: Antenore, Chinchilla, Joe, Lowenberg, Martin, Mills

Mills: - Request staff review and response to letter from Brett Harte Terrace - Francisco St. Association regarding Flag Poles
- Requested staff to explain beyond just architectural concerns, the design review process or criteria some of the larger development projects are required to meet.

D. DIRECTOR'S REPORT

4. DIRECTOR'S ANNOUNCEMENTS

NONE

5. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (PASSMORE)

NONE

E. REGULAR CALENDAR

6a. 96.587T (GALLAGHER)
NEIGHBORHOOD NOTICE FOR PERMIT APPLICATIONS FOR CONSTRUCTION, DEMOLITION, AND CHANGE OF USE IN

NEIGHBORHOOD COMMERCIAL DISTRICTS - Consideration of proposed amendment to Articles 3 and 7 of the San Francisco Planning Code which would require the Planning Department to place all permit applications for new construction, alterations which increase the building envelope, demolition, and change of use on hold for 30 days while the Department notifies all property owners and tenants within 150 feet of the proposal. The amendments would also require the approval of a replacement building before a demolition application is approved and would mandate design review according to the standards of the General Plan. The purpose of the amendments is to provide neighborhood residents and businesses with notice about proposals in Neighborhood Commercial Zoning Districts (NCD's) before the Planning Department acts on the proposals and to require design review of new construction and exterior alterations in NCD's.

(Continued from Special Meeting of February 27, 1997)

SPEAKERS: Patricia Vaghey, Dick Millet, Ralph Muller, Richard Chew, Mary Anne Miller, Karen Cromie, Alice Barkley

ACTION: Disapproved

AYES: Lowenberg, Chinchilla, Mills, Martin

NOES: Joe and Antenore

RESOLUTION No.: 14329

6b. 96.640T (GALLAGHER)

PRE-APPLICATION SIGN POSTING FOR NEIGHBORHOOD COMMERCIAL PROPOSAL - Consideration of proposed amendments to Article 3 of the San Francisco Planning Code which would require a project applicant to post a sign on the property that is the subject of an application for new construction, alterations which increase the building envelope, demolition, change of occupancy or change of some types of use within all Neighborhood Commercial Districts except the NC-S District and for some proposals involving a nonconforming use in a Residential District, at least 15 days before making any type of application to the City. The purpose of the amendments is to provide early notice to neighborhood residents and businesses about nonresidential proposals in residential districts (called nonconforming uses) and about proposals in Neighborhood Commercial zoning districts. These amendments will be considered with those described under Case No.96.587T (NEIGHBORHOOD NOTICE FOR PERMIT APPLICATIONS FOR CONSTRUCTION DEMOLITION, AND CHANGE OF USE IN NEIGHBORHOOD COMMERCIAL DISTRICT). In the course of considering these amendments, the Planning Commission may combine aspects of both proposals or otherwise develop alternative amendments for the purpose of providing neighborhood notice for Neighborhood Commercial Districts and/or for nonresidential proposals in Residential Districts.

(Continued from Special Meeting of February 27, 1997)

SPEAKERS: Patricia Vaghey, Dick Millet, Ralph Muller, Richard Chew,

Mary Anne Miller, Karen Cromie, Alice Barkley

ACTION: Disapproved

AYES: Lowenberg, Chinchilla, Mills, Martin

NOES: Joe and Antenore

RESOLUTION No.: 14330

7. (BADINER)

TRANSBAY TRANSIT TERMINAL, Consideration of a resolution recommending to the Board of Supervisors and the Mayor preferred design concept and program for a regional transit terminal on the blocks generally bounded by Howard, Main, Folsom and Beale Streets be recommended as the City's preferred regional transit terminal alternative and that they pursue implementation of this facility.

SPEAKERS: Bernie Choden, Chris Peeples, Norm Ralph, Jim Haas, Stewart Sunshine, Kenneth Scheidig, Michael Abbassi, Glen Ray, Clark Manus, Michael Alexander, David Grace

ACTION: Approved

AYES: Lowenberg, Chinchilla, Mills, Martin, Joe and Antenore

RESOLUTION No.: 14331

8. 96.610CX (NIXON)

801 MARKET STREET and 22 FOURTH STREET, at the southwest corner of 4th Street, Lot 48 in Assessor's Block 3705 - Request for Authorization of Conditional Use to allow the conversion of office and retail space to 235 hotel rooms and Request for Determinations of Compliance under Planning Code Section 309 and Exception from tour bus parking requirements related to creation of the hotel. The project is in a C-3-R (Downtown Commercial-Retail) District and a 120-X and a 160-S Height and Bulk Districts.

(Continued from Regular Meeting of March 6, 1997)

NOTE: On 2/20/ 97, following testimony, the Commission closed public hearing and continued the matter to 2/27/97.

SPEAKERS: None

ACTION: Without hearing, continued to 3/20/97

AYES: Lowenberg, Chinchilla, Mills, Martin, Joe and Antenore

9. 96.769C (GORDON)

2475 GREENWICH STREET, south side between Pierce and Scott Streets, lot 15 in Assessor's Block 513 (City designated Landmark #218, North End Police Station): Request for a Conditional Use Authorization to allow an artist studio and/or live/work unit in a structure on a landmark site, as required by Planning Code Sections 209.9(e) in an RH-2 (Residential House, Two-Family) Zoning District and a 40-X Height and Bulk District.

SPEAKERS: None

ACTION: Without hearing, continued to 4/10/97

AYES: Lowenberg, Chinchilla, Mills, Martin, Joe and Antenore

10. 97.033C (IONIN)
495 CASTRO STREET, (4092-4096 18th Street). east side between 18th and Castro Streets, Lot 57 in Assessor's Block 3582 - Request for a Conditional Use Authorization to allow a nonconforming full-service restaurant use (dba the "Village Deli Cafe") to change to a large fast food restaurant use (dba "Ultimate Yogurt & More") within the Castro Street Neighborhood Commercial District, and 65-B Height and Bulk District, per Section 186.1 (c)(2) of the Planning Code.

SPEAKERS: David Gellum, Leon Barnete, Rachel Hayman, Heidi Chipp, Berenice Palmer, Deborah Udin, Dan Sullivan, Roy Yates

ACTION: Approved with conditions as drafted

AYES: Lowenberg, Antenore, Chinchilla, Martin

NOES: Mills and Joe

MOTION No.: 14332

11. 96.631CR (PEPPER)
100 ARMORY ROAD, near the intersection of Skyline Boulevard and Herbst Road; Lot 4 in Assessor's Block 7281: -- Request for Conditional Use authorization under Section 234.2 of the Planning Code to install a total of three panel antennas on top of a proposed 50-foot high monopole and a base transceiver station at the base of the monopole as part of a wireless communication network in a P (Public) District and an OS Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. Each antenna measures approximately six feet high by eight inches wide. The tops of the antennas would be approximately 53 feet above sidewalk grade. The base transceiver station is approximately five feet high by 10 feet wide by 16 feet deep. The monopole and base transceiver station would be located within a fenced area approximately 33 feet long by 20 feet wide. This fenced area would be located approximately 100 feet south of the armory building. The proposed project requires a finding of consistency with the General Plan for the installation of a private wireless telecommunications facility on public land.
(Continued from Regular Meeting of March 6, 1997)

SPEAKERS: None

ACTION: Without hearing, continued to 3/20/97

AYES: Lowenberg, Chinchilla, Mills, Martin, Joe and Antenore

12. 96.539E (PARKER)
260 CLARA STREET, north side between 5th and 6th Streets, Lots 73, 74 in Assessor's Block 3753 - Appeal of a Preliminary Negative Declaration. Proposed project would construct a three-story building containing 8 live/work units and 8 ground level off-street parking spaces at 260 Clara Street. The proposed building would be approximately 45 feet in height. The project site

is in an RSD (Residential/Service) Zoning District in the South of Market. The approximately 4,000 square foot site (two lots) is currently vacant.

(Continued from Regular Meeting of February 27, 1997)

SPEAKERS: Sue Hestor, Peter Beecur, Tony Paci, Sharon Grace, Rob Sandusky, Caike Grantham, Brian Egg, Joe O'Donoghue, Alice Barkley, Harol Lewis

ACTION: Motion to uphold the Neg. Dec

AYES: Chinchilla, Lowenberg, Mills

NOES: Antenore, Joe, Martin

ACTION: Continued to 4/10/97 to allow new Commissioner to review case material and tapes and cast deciding vote.

AYES: Lowenberg, Chinchilla, Mills, Martin, Joe and Antenore

AT APPROXIMATELY 4:00 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING

13. 97.126D (ARCE)
260 CLARA STREET, north side between 5th and 6th Streets, Lots 073 and 074, in Assessor's Block 3753 - Request for Discretionary Review of Building Permit Application No. 9621195, proposing to construct eight (8) live/work units on a two-story plus mezzanine over-garage building in an RSD (South of Market, Residential/Service Mixed Use District). The garage level would cover 100 per cent of the lot, while the upper levels would cover 92.5 per cent of the lot; the remaining 7.5 per cent level would be developed as usable open space (balconies).

SPEAKERS: None

ACTION: Without hearing, continued to 4/10/97

AYES: Lowenberg, Chinchilla, Mills, Martin, Joe and Antenore

14. 96.710D/D **PUBLIC HEARING CLOSED** (WANG)
5424 ANZA STREET, north side between 45th and 46th Avenues, Lot 014 in Assessor's 1499 - Request for Discretionary Review of Building Permit Application No. 9611459 proposing the construction of a two-story vertical addition to the existing one-story single-family dwelling in an RH-1 (Residential, House, One-Family) District.
(Continued from Regular Meeting of February 6, 1997)

SPEAKERS: Bob Human, Proctor Jones Jr., Dan Sullivan

ACTION: Under their discretionary review powers, approved as modified: - 6 foot excavation; and a garage height of no more than 8 feet

AYES: Lowenberg, Chinchilla, Mills, Joe, Martin

NOES: Antenore

15. 96.766D (COLEMAN)
2048 GREEN STREET, north side between Buchanan and Webster Streets,

Lot 025, in Assessor's Block 0541 - Request for Discretionary Review of Building Permit Application No. 9113103S, proposing to construct a two-story horizontal addition to the rear and add space for a garage by raising the building, in an RH-2 (House, Two-Family) District.

SPEAKERS: Jeremy Paul, John Wiederhoeft, Claudia Woo, Kathleen Doil-Herson, Bill Scott, Andrew Junnuis

ACTION: Under their discretionary review powers, approved the project as modified back to the 1992 Commission approval.

AYES: Lowenberg, Martin, Antenore, Joe

NOES: Chinchilla and Mills

16. 96.704D (OMOKARO)
462 SECOND AVENUE, east side between Anza and Geary Boulevard, Lot 030 in Assessor's Block 1543 - Request for Discretionary Review of Building Permit Application No. 9619807 proposing for the alteration of the first, second and third floors, and the addition of a fourth story in an RH-2 (Residential House, Two-Family) District.

(Continued from Regular Meeting of February 20, 1997)

Discretionary Review Withdrawn

Adjournment: 6:30 P.M.

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON THURSDAY, MARCH 27, 1997.

ACTION: Approved as drafted

AYES: Antenore, Chinchilla, Hills, Joe, Lowenberg, Martin, Mills

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

970313M

ADDENDUM

**MINUTES
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING
THURSDAY
MARCH 13, 1997
ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.**

A. ITEMS TO BE CONTINUED

96.723C

(MILLER)

1261V DE HARO STREET, east side between 23rd and 24th Streets, Lot 43 in Assessor's Block 4218 -- Request for authorization of a **CONDITIONAL USE** to create **TWO NEW LOTS** each with a **WIDTH LESS THAN 25 FEET** and the construction of a one-family dwelling on each, in an RH-2 (House, Two-Family) District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of February 27, 1997)

(Proposed for Continuance to March 20, 1997)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Lowenberg, Chinchilla, Antenore, Mills, Joe and Martin

THE DRAFT MINUTES ARE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON THURSDAY, MARCH 27, 1997.

ACTION: Approved as drafted

AYES: Antenore, Chinchilla, Hills, Joe, Lowenberg, Martin, Mills

MINUTES
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
MARCH 20, 1997
ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

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PRESENT: Commissioners Antenore, Chinchilla, Joe, Lowenberg, Mills
ABSENT: Commissioner Martin

THE MEETING WAS CALLED TO ORDER BY PRESIDENT LOWENBERG AT 1:40 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Robert Passmore - Zoning Administrator, Larry McDonald, Paul Rosetter, Steven Shotland, Neil Hart, Jim Miller, Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 96.717C (PEPPER)
1399 - 19TH AVENUE, northeast corner at Judah Street; Lot 21 in Assessor's Block 1774 - Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install a total of three antennas mounted within a replaced cross at the top of an existing bell tower and a base transceiver station inside the existing Calvary United Methodist Church building as part of a wireless communication network in an RH-3 (House, Three-Family) District and a 40-X Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The existing bell tower is approximately 49 feet in height, and the existing cross is approximately 57 feet in height. Each antenna measures approximately five feet high by eight inches wide by one inch deep. The existing cross would be replaced by a new cross of similar size and appearance and the antennas would be mounted inside the new cross. The tops of the antennas would be approximately 57 feet above sidewalk grade. The base transceiver station, which requires an area approximately 18 feet wide by seven feet deep, would be located in the building.
NOTE: On 2/6/97, following testimony, the Commission closed public hearing and passed a motion of intent to disapprove by a vote of +6 -0.

(Continued from Regular Meeting of February 27, 1997)

(Proposed for Continuance to May 15, 1997)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Lowenberg, Antenore, Chinchilla, Joe, Mills, Hills

ABSENT: Martin

2. 97.718CR (PEPPER)

WEST PORTAL MUNI STATION, north side of Ulloa Street at the end of West Portal Avenue, between Lenox Way and Claremont Boulevard; Lot 13A in Assessor's Block 2979 - Request for Conditional Use authorization under Section 234.2 of the Planning Code to install a total of six antennas mounted on replaced light poles and a base transceiver station at the west side of the property as part of a wireless communication network in a P (Public) District and an OS Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The existing light poles are approximately 30 feet in height. The lights will remain at the same height, and the antennas will be mounted bellow the lights. Each antenna measures approximately five feet high by eight inches wide by one inch deep. The tops of the antennas would be approximately 28 feet above sidewalk grade. The base transceiver station would be located in an area approximately 21 feet wide by 12 feet deep at the west side of the property in a proposed fenced area. The proposed project requires a finding of consistency with the General Plan for the installation of a private wireless telecommunications facility on public land.

(Proposed for Continuance Indefinitely)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Lowenberg, Antenore, Chinchilla, Joe, Mills, Hills

ABSENT: Martin

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

SPEAKERS: Patricia Vaghey: - Boston Market on Divisadero - no longer a full service restaurant
- Divisadero Corridor

C. COMMISSIONERS' QUESTIONS AND MATTERS

Lowenberg: Welcome Richard Hills to the Commission

3. Consideration of adoption -- draft minutes of ~~February 27,~~ March 6, 1997.

ACTION: Approved as drafted

AYES: Lowenberg, Mills, Hills, Joe, Antenore, Chinchilla

ABSENT: Martin

D. DIRECTOR'S REPORT

4. DIRECTOR'S ANNOUNCEMENTS

Welcome to Commissioner Hills

5. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (PASSMORE)

BOS: None

BOA: 12 unit live/work development at 49 Mission.

F. REGULAR CALENDAR

6. 97.118M (SHOTLAND)

INITIATION OF AMENDMENTS OF THE RECREATION & OPEN SPACE ELEMENT OF THE GENERAL PLAN, Pursuant to Planning Code Section

340, consideration of a Resolution of Intent to Initiate an amendment to Map 4 of the Recreation and Open Space element of the General Plan to designate the following sites as "Proposed Public Open Space, Acquire for or Convert to Public Open Space": 1) Esprit Park, located between 19th and 20th Streets and Minnesota Street, Assessor's Block [AB] 4061, lots 2; 2) Edgehill Mountain Open Space A.B. 2923, lot, 67; AB 2934, lots 10-13, 21.

SPEAKERS: Bette Landis, Douglas Atkins, Ron Miguel, Andrew Detsch

ACTION: Approved

AYES: Lowenberg, Mills, Antenore, Joe, Hills, Chinchilla

ABSENT: Martin

RESOLUTION No.: 14333

7. 97.075ET (ROSETTER)

WEST PORTAL NCD STOCK BROKER CODE AMENDMENT: Consideration of a proposed amendment to the Planning Code (Zoning Code) adding "Specific Provisions" to the end of the West Portal Neighborhood Commercial District (NCD) regulation table. These Specific Provisions would add a condition to the "Business and Professional Service" use limiting to seven the total number of "Financial Institutions" together with stock broker offices in the "Business and Professional Service" category on the ground floor in the West Portal NCD.

SPEAKERS: Anita Theoharis, Bud Wilson

ACTION: Approved

AYES: Lowenberg, Mills, Antenore, Joe, Hills, Chinchilla

ABSENT: Martin

RESOLUTION No.: 14334

8. 97.090ET (ROSETTER)
UNION SQUARE GENERAL ADVERTISING SIGN CONTROLS:

Consideration of a proposal to amend Sections 607 and 608.2 of the San Francisco City Planning Code prohibiting additional general advertising signs within 200 ft of Union Square with provisions for replacement of existing general advertising signs. Modifications to the proposal that also may be considered include but need not be limited to, applying the prohibition only to roof signs or only to signs above a certain height or greater than a certain area in size.

SPEAKERS: Alexander Anolik, George Broder, Al Reid, F. Joseph Butler, Phillip Faigut, Jane Winslow, David Bahlman, Mary Ann Miller, Bob Meyers, Bob Frieze

ACTION: Approved

AYES: Lowenberg, Mills, Antenore, Joe, Hills, Chinchilla

ABSENT: Martin

RESOLUTION No.: 14335

9. 96.645Z (MILLER)
2011 BAYSHORE BOULEVARD, east side north of Hester Avenue (with additional frontage on Hester Avenue), Lots 3, 10 and 11 in Assessor's Block 5054A - Request for RECLASSIFICATION OF PROPERTY from an NC-S (Neighborhood Commercial Shopping Center District) to a C-2 (Community Business) District.

(Continued from Regular Meeting of March 6, 1997)

SPEAKERS: Louis Dell'Angella, Kirk Miller, Norman Ikeliman

ACTION: Public hearing closed, continued to 4/17/97

AYES: Lowenberg, Mills, Antenore, Joe, Hills, Chinchilla

ABSENT: Martin

10. 96.723C (MILLER)
1261V DE HARO STREET, east side between 23rd and 24th Streets, Lot 43 in Assessor's Block 4218 -- Request for authorization of a CONDITIONAL USE to create TWO NEW LOTS each with a WIDTH LESS THAN 25 FEET and the construction of a one-family dwelling on each, in an RH-2 (House, Two-Family) District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of March 13, 1997)

SPEAKERS: John J. Davis, Jr., Martha Gasinka, Peter Fritz, Steve Hornbuckle, Alan Crockett, Laura Parker, Chris Sabre, Karen Salinger, Dennis Francis, Patrick McMannus

ACTION: Approved with an additional finding: "After a series of meetings between the Applicant and concerned neighbors, the original design for the proposed new buildings on the Subject Property was

modified and an agreement reached. Those modifications are represented in plans labelled "Exhibit B" on file with Application No. 96.723C."

AYES: Lowenberg, Mills, Joe, Hills, Chinchilla

NOES: Antenore

ABSENT: Martin

MOTION No.: 14336

11. 96.610CX (NIXON)

801 MARKET STREET and 22 FOURTH STREET, at the southwest corner of 4th Street, Lot 48 in Assessor's Block 3705 - Request for Authorization of Conditional Use to allow the conversion of office and retail space to 235 hotel rooms and Request for Determinations of Compliance under Planning Code Section 309 and Exception from tour bus parking requirements related to creation of the hotel. The project is in a C-3-R (Downtown Commercial-Retail) District and a 120-X and a 160-S Height and Bulk Districts.

(Continued from Regular Meeting of March 13, 1997)

NOTE: On 2/20/ 97, following testimony, the Commission closed public hearing and continued the matter to 2/27/97.

SPEAKERS: Sue Hestor

ACTION: Approved with conditions as modified:

Land Use/Density: Date change to March 20, 1997

MOTION No.: 14337- Conditional Use

Local Employment Program:

- The project sponsor shall report back to the Planning Department after the first year of the hotel operation and every twenty-four months thereafter to report on the implementation of the local employment program.

MOTION No.: 14338 - Planning Code Section 309 exceptions

AYES: Lowenberg, Mills, Antenore, Joe, Chinchilla

EXCUSED: Hills

ABSENT: Martin

12. 97.048C (ZWIERZYCKI)

3126 - 24TH STREET, Assessor's Block 3641, Lot 014, north side between Shotwell and Folsom Streets: Request for Conditional Use authorization to allow a retail full-service restaurant with accessory catering service in the 24th Street-Mission Neighborhood Commercial District.

SPEAKERS: Jorge Hernandez

ACTION: Approved with conditions as modified: The project sponsor shall be responsible for ensuring that street cleaners clean the area in front of 3126-24th Street at least every other month.

AYES: Lowenberg, Mills, Antenore, Joe, Hills, Chinchilla

ABSENT: Martin

MOTION No.: 14339

- 13a. 97.011CV (GORDON)
2456 GEARY BOULEVARD, north side between Baker and Lyon Streets, Lot 16 in Assessor's Block 1081: Request for a Conditional Use Authorization to allow a Residential Care Facility for up to 19 persons per Section 209.3(c) of the Planning Code, in an RH-3 (Residential, House, Three-Family) Zoning District and a 40-X Height and Bulk District. The Zoning Administrator will conduct a joint hearing on a request for a Variance from the off-street parking requirements under Section 305 of the Planning Code.

SPEAKERS: Gabriel Ng, Leah Grant, Kirk Anthens, Ed Hosaine

ACTION: Approved with conditions as modified: Find plans, including landscaping plans for installation and maintenance of plant materials in the rear yard shall be approved by the Department of Planning.

AYES: Lowenberg, Mills, Antenore, Joe, Hills, Chinchilla

ABSENT: Martin

MOTION No.: 14340

- 13b. 97.011CV (GORDON)
2456 GEARY BOULEVARD, north side between Baker and Lyon Streets, Lot 16 in Assessor's Block 1081: OFF-STREET PARKING SPACE VARIANCE SOUGHT: The proposal is to construct a new 19-bed Residential Care Facility for elderly residents, on an approximately 3,781 square foot vacant lot. Section 151 of the Planning Code requires one off-street parking space be provided for each 10 residents, where the number of residents exceeds nine, for a Residential Care Facility use. The project would not provide the required one off-street parking space.

SPEAKERS: Gabriel Ng, Leah Grant, Kirk Anthens, Ed Hosaine

ACTION: Zoning Administrator has closed public hearing and has taken this matter under advisement

14. 97.108CR (PEPPER)
766-776 VALLEJO STREET, north side between Powell and Stockton Streets; Lot 43 in Assessor's Block 130: – Request for Conditional Use authorization under Sections 234.2 and 722.83 of the Planning Code to install a total of six antennas on the roof and on the building's facade, and a base transceiver station on the fifth floor of the Central Police Station/Vallejo Street Garage as part of a wireless communication network in the North Beach Neighborhood Commercial District and a 40-X Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The existing building is approximately 53 feet in height. Each antenna measures approximately five feet high by eight inches wide. Two antennas would be flush-mounted on the existing rooftop penthouse and the tops of the antennas would be approximately 66 feet above sidewalk grade. Four antennas would be flush-mounted to the building's facade and the tops of those antennas would be approximately 52 feet above sidewalk grade. The base transceiver station, which requires an area approximately 19 feet wide by nine feet deep, would be located on the fifth floor of the parking garage. The proposed

site requires a finding of consistency with the General Plan for the installation of a private wireless telecommunications facility on publicly-owned land.

SPEAKERS: Giselle Quezada

ACTION: Approved with conditions as drafted

AYES: Hills, Mills, Antenore, Joe, Chinchilla

EXCUSED: Lowenberg

ABSENT: Martin

MOTION No.: 14341

15. 97.096C (PEPPER)
825-833 MARKET STREET, south side between 4th and 5th Streets; Lot 37 in Assessor's Block 3705: -- Request for Conditional Use authorization under Section 227(i) of the Planning Code to install a total of three antennas on the roof and an equipment cabinet on the eleventh floor of an existing 11-story building as part of a wireless communication network in a C-3-R (Downtown Retail) District and the 120-X and 160-S Height and Bulk Districts. The antennas and equipment cabinets are part of a wireless transmission network operated by AT&T Wireless Services. The existing building is approximately 147 feet in height. Each antenna measures approximately eight feet high by one foot wide. The antennas would be flush-mounted on an existing penthouse and the tops of the antennas would be approximately 159 feet above sidewalk grade. The equipment cabinet would be located within the existing building on the eleventh floor in a room measuring approximately 16 feet wide by 13 feet deep.

Project withdrawn

16. 97.097C (PEPPER)
445 BUSH STREET, south side between Grant Avenue and Kearny Street; Lot 25 in Assessor's Block 287: -- Request for Conditional Use authorization under Section 227(i) of the Planning Code to install a total of four antennas and an equipment cabinet on the roof of an existing nine-story building as part of a wireless communication network in a C-3-R (Downtown Retail) District and 80-130-F Height and Bulk District. The antennas and equipment cabinets are part of a wireless transmission network operated by AT&T Wireless Services. The existing building is approximately 152 feet in height. Each antenna measures approximately eight feet high by one foot wide. The antennas would be flush-mounted on the existing rooftop penthouse and the tops of the antennas would be approximately 162 feet above sidewalk grade. The equipment cabinet would be located within the existing penthouse in an area measuring approximately 14 feet wide by six feet deep.

Project withdrawn

17. 96.631CR (PEPPER)
100 ARMORY ROAD, near the intersection of Skyline Boulevard and Herbst Road; Lot 4 in Assessor's Block 7281: -- Request for Conditional Use authorization under Section 234.2 of the Planning Code to install a total of three panel antennas on top of a proposed 50-foot high monopole and a base transceiver station at the base of the monopole as part of a wireless communication network in a P (Public) District and an OS Height and Bulk

District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. Each antenna measures approximately six feet high by eight inches wide. The tops of the antennas would be approximately 53 feet above sidewalk grade. The base transceiver station is approximately five feet high by 10 feet wide by 16 feet deep. The monopole and base transceiver station would be located within a fenced area approximately 33 feet long by 20 feet wide. This fenced area would be located approximately 100 feet south of the armory building. The proposed project requires a finding of consistency with the General Plan for the installation of a private wireless telecommunications facility on public land. The project site lies within the Coastal Zone Area subject to Section 330 of the Planning Code. The review of the project's conformity to the Coastal Zone policies of the Western Shoreline Area Plan would be considered along with the Commission's review of the conditional use for the project.

(Continued from Regular Meeting of March 13, 1997)

SPEAKERS: Giselle Quezada, Darian Buckhalter

ACTION: Approved with conditions as drafted

AYES: Hills, Mills, Antenore, Joe, Chinchilla

EXCUSED: Lowenberg

ABSENT: Martin

MOTION No.: 14342

**AT APPROXIMATELY 4:00 P.M. THE PLANNING COMMISSION CONVENED INTO
A SPECIAL DISCRETIONARY REVIEW HEARING**

18. 97.132D (FALLAY)
438 ROOSEVELT WAY, west side between Clifford and Loma Vista Terraces, Lot 011 in Assessor's Block 2618A - Request for Discretionary Review of Building Permit Application No. 9623319S, proposing to construct a new three-story over-basement single-family dwelling in an Rh-1 (House, One-Family) District.

SPEAKERS: Peter Schnell, John B. Schmidt, Michael Clark, Ann Marie Schnell, Carol Landro, Ronda Clark, Carla Benning, Bob Fields, Cathy House, Benjamin Gage,

ACTION: Approved as modified: Plans are to be modified to the lowest proposed height that applicant offered as a compromise solution

AYES: Hills, Mills, Antenore, Joe, Chinchilla, Lowenberg

ABSENT: Martin

19. 97.071D (FALLAY)
2861 CLAY STREET, south side between Scott and Divisadero Streets, Lot 030 in Assessor's Block 1003 - Request for Discretionary Review of Building Permit Application No. 9700124, proposing demolition of the existing two-story over-basement, two-family dwelling and to replace it with a three-story over-garage, three-family dwelling in an RH-3 (House, Three-Family) District.
(Continued from Regular Meeting of February 27, 1997)

SPEAKERS: None

ACTION: Without hearing, continued to 4/3/97

AYES: Hills, Mills, Antenore, Joe, Chinchilla, Lowenberg

ABSENT: Martin

Adjournment

THE DRAFT MINUTES ARE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON THURSDAY, APRIL 3, 1997

ACTION: Approved

AYES: Chinchilla, Hills, Joe, Lowenberg, Mills

ABSENT: Antenore, Martin

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

970320.min

**MINUTES
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING
THURSDAY
MARCH 27, 1997
ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.**

DOCUMENTS DEPT.

MAR 26 1998

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PRESENT: Commissioners Antenore, Chinchilla, Hills, Joe, Lowenberg, Mills, Martin

THE MEETING WAS CALLED TO ORDER BY PRESIDENT LOWENBERG AT 1:40 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Robert Passmore - Zoning Administrator, Susana Montana, Hillary Gitelman, Lou Andrade, Mary Gallagher, Linda Avery - Commission Secretary.

A. ITEMS TO BE CONTINUED

1. 95.202E (McCORMICK)
18TH Avenue at the Presidio: Construct one single-family house on two undeveloped parcels adjacent to the San Francisco Presidio between 17th and 18th Avenues north of Lake Street, Lots 22 and 23 in Assessor's Block 1341. The project would be accessed by a newly constructed pier-supported driveway from 18th Avenue. Two off-street parking spaces would be provided. (Proposed for Continuance to April 10, 1997)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Hills, Joe, Lowenberg, Mills, Martin

2. 95.202DD (HART)
18TH AVENUE/PRESIDIO, east side between 18th Avenue and the San Francisco Presidio, Lots 022 and 023, in Assessor's Block 1341 - Request for Discretionary Review of Building Permit Application No. 8925540, proposing to construct one single-family house on two undeveloped parcels adjacent to the San Francisco Presidio between 17th and 18th Avenues north of Lake Street in an RH-1, (House, One-Family) District. The proposed house is two stories under a garage/entryway level on a steep down-sloping site. The project would be accessed by a newly constructed pier-supported driveway

from 18th Avenue. Two off-street parking spaces would be provided.
(Proposed for Continuance to April 10, 1997)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Hills, Joe, Lowenberg, Mills, Martin

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

SPEAKERS: Patricia Vaughney: Boston Market in Western Addition - not full service restaurant

C. COMMISSIONERS' QUESTIONS AND MATTERS

3. Consideration of adoption -- draft minutes of March 13, 1997.

ACTION: Approved as drafted

AYES: Antenore, Chinchilla, Hills, Joe, Lowenberg, Mills, Martin

Mills: Inquired about report due on Academy of Art Issue listed on Commission's Action List

D. DIRECTOR'S REPORT

4. DIRECTOR'S ANNOUNCEMENTS

None

5. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (PASSMORE)

BoA: 9 unit livework project on 18th Street - issuance of permit was upheld.

F. REGULAR CALENDAR

6. 97.177ET (MILLER)
Consideration of a resolution of intent to initiate a text amendment to the City Planning Code to create an NC-S/M (Neighborhood Commercial Shopping Center/Motel District).

SPEAKERS: None

ACTION: Without hearing, continued to 4-10-97

AYES: Antenore, Chinchilla, Hills, Joe, Lowenberg, Mills, Martin

7. 96.684MTZ (MONTAÑA)
Mission Bay Plan and Zoning Controls: Lot 3 in Assessor's Block 3835, 16th Street at Owens and Sixth Streets: Consideration of a resolution of intent to initiate amendments to the Mission Bay Plan and the Planning Code regarding property located north of 16th Street between Owens and Sixth Street, a portion of Lot 3 in Assessor's Block 3835.

Mission Bay Plan Amendments: Proposal to amend the Mission Bay Plan of the Central Waterfront Plan, an Area Plan of the San Francisco General Plan, to allow the development of an approximately 120,000 square foot biotechnology research and development facility on an approximately 3.7 acre site north of 16th Street at Owens and Sixth Streets (the "Site"). These amendments include (1) expanding the MB-CI (Mission Bay Commercial-Industrial) District to include the Site; (2) retaining the 95 foot height limit for the Site; (3) increasing the overall amount of Commercial-Industrial space in the Mission Bay Plan area from 900,000 to 1,020,000 square feet; (4) reallocating residential land use designations and dwelling unit densities from the Site to other areas within the Mission Bay Plan area and amending the Affordable Housing Diagram for the Site to reflect that change; (5) allowing up to 2.5 accessory parking spaces for office/commercial/ light industrial building area for the Site; (6) providing for standard City and County San Francisco subdivision procedures and requirements for that property and anticipated development thereon (7) exempting the Site from sequencing and linkage requirements; (8) providing for standard remediation procedures for the Site; and (9) exempting the Site from the Transportation Management Program of the Mission Bay Plan.

SPEAKERS: None

ACTION: Approved

AYES: Antenore, Chinchilla, Hills, Joe, Lowenberg, Mills, Martin

RESOLUTION No. 14343

Planning Code Amendments: Proposal to amend the San Francisco Planning Code to (1) amend Table 913 of Section 913 and Section 962 to allow as-of-right 2.5 accessory off-street parking spaces per 1,000 square feet of office/commercial/research and development/light industrial development on the Site.

SPEAKERS: None

ACTION: Approved as corrected: date changed to 12/19/96 on page one of the Text amendment.

AYES: Antenore, Chinchilla, Hills, Joe, Lowenberg, Mills, Martin

RESOLUTION No. 14334

- 8a. 96.319CV (ANDRADE)
2548 CALIFORNIA STREET, north side between Pierce and Steiner Streets, Lot 9 in Assessor's Block 634, in the Upper Fillmore Neighborhood Commercial (NC) District and 50-X Height and Bulk Designation: Request for Conditional Use Authorization to demolish and replace the rear portion of an existing, two-family building. Project would retain the existing front portion of the building, establish a new retail use on the ground floor, and relocate two dwelling units to the upper floors of the rebuilt portion of the building and

above a rebuilt detached garage.

SPEAKERS: Jan Bolaffi, Jim Scott, Courtney Clarkson, Rick, Bob, Karen, Jean Neblett, Rebecca Distra, Jade Snowall, Jerry Connelly, Linda Chong

ACTION: Public hearing closed. Motion to approve

AYES: Hills, Joe, Mills

NOES: Martin, Lowenberg, Chinchilla, Antenore

Result: Intent to disapproved with Findings and Final Language on 4/3/97.

- 8b. 96.319CV (ANDRADE)
2548 CALIFORNIA STREET, A modification (variance) is requested to relocate a comparable area of rear yard open space to an interior courtyard in order that the existing garage, having alley access, can be replaced and enlarged.

Planning Code Section 134 (a) requires a rear yard equal to 25% of the lot depth at the second story and above in the Upper Fillmore Neighborhood Commercial District. Section 134(e) allows modifications to such rear yard requirements pursuant to established criteria and variance procedures.

ACTION: Zoning Administrator has closed public hearing and has taken the matter under advisement

9. 96.714D/DD (CHIONG)
1326 - 9TH AVENUE, east side between Irving and Judah Streets, Lot 036A in Assessor's Block 1763 - Request for Discretionary Review of Building Permit Application No. 971383, proposing to expand the existing retail/commercial space of approximately 1,900 square feet and convert it to a restaurant and brewery with a total of approximately 3,786 square feet.
(Continued from Regular Meeting of March 6, 1997)

SPEAKERS: John Figone, Thomas Rescalvo, Eva Leonard, Tom Kearny, Judith Rascor, Lemoine Skinnett, Philip Carleton, Judy Wood, Denis Quinn, Gren Perini, John Michael Gregson, Burce Friedman, Erick McHurow, Kathleen Harrington, B___ Rose, Mike Carrick, Henry King, Jim Richardson, Fred Reeves, Shawn O'Donald, Pinky Cushner, Joe Mort, Barbara Manony, Joe Moore, Mike Lehman,

ACTION: Approved with conditions as read by Mr. Passmore and amended by Gerald Green.

AYES: Antenore, Chinchilla, Hills, Lowenberg, Mills, Martin

NOES: Joe

10. (CHIONG)
PUBLIC HEARING ON LIVE/WORK ISSUES. Informational presentation on live/work. Discussion on design, enforcement and land use compatibility concerns.
(Continued from Regular Meeting of March 6, 1997)

SPEAKERS: Eaniam Merling, Alma Robinson, Sue Hestor, Lichen, Dean Morris, Ben Geffen, Steve Vettel, David Stenbag, Monetta Slaybaugh, Topher Delaney, Roberta Callahan, Andra Cochran, Judy West, Craig Merilles, Manel Feile, Scott Newman, Cathy Horst, Michael Spaer, Redmond Lyons, Joe Imbeloni, Rich Pieretti, Tim Sullivan, Ray Mason, Bob Howell, Bill Kinzie, Jeff Handwerker, Bill Drypacher, Bob Davis, Vince Walsh, Michael Logan, Charles Anderson, Louie Ravano, Richard Redmond, Gail Andersen, Rebecca Ford, Michael Forkin, Bernard Thomas, Patrick McNerner, Melody Faountila, Don Saunders, Don Crosby.

Simon Akavan, John Elberling, Chris Arisian, Lee Van Winkle, Don Lembeck, Wilma Swinson, John DeCastro, Stacie Morris, Paul Church, Jo Cangelosi, Keli Fine, Rick Mariani, Dean Lindberg, Joe Boss, Janet Carpenilli, Gerry Leddy, Ilene Yospa, Kathy Andrew, Nancy Botkin, George Soler, Tony Paci, Bob Planthold, Jerry Peterson, Elio Curletto, Miguel Quiroz, David Siegel, Paolo Pontoniere, Allan Kessler, Steve Griffith, Sally Seymour, Linda Shelby, Rob Anderson, Sandra Peterson, Dick Millet, Ahna Romishki

ACTION: Public hearing closed, informational only. No action taken.

Adjournment: 8:30 P.M.

THE MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION FOR THURSDAY, APRIL 10, 1997

ACTION: Approved

AYES: Lowenberg, Chinchilla, Joe, Mills, Hills, Antenore, Martin

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

MINUTES
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING
THURSDAY
APRIL 3, 1997
ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
START TIME: 3:30 P.M.

DOCUMENTS DEPT.
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PRESENT: Commissioners Chinchilla, Hills, Joe, Lowenberg, Mills
ABSENT: Commissioners Antenore, Martin

THE MEETING WAS CALLED TO ORDER BY PRESIDENT LOWENBERG AT 3:40 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Robert Passmore - Zoning Administrator, Linda Avery, Commission Secretary

A. ITEMS TO BE CONTINUED

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

SPEAKERS: Patricia Vaughney - re: Ramona Allbright is very ill - letter will help - 120 Graystone Terrace

C. COMMISSIONERS' QUESTIONS AND MATTERS

1. Consideration of adoption -- draft minutes of March 20, 1997.

ACTION: Approved as drafted

AYES: Chinchilla, Hills, Joe, Lowenberg, Mills

ABSENT: Antenore, Martin

D. DIRECTOR'S REPORT

2. DIRECTOR'S ANNOUNCEMENTS

- Work Program/Neighborhood Profiles - Report included in this week's packet of material
- SOM - Electronic Mapping - Report
- Design Comp. to improve Union Square

- Implement of Department re-orig. scheme

3. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (PASSMORE)

BOS - Union Square general ad legislation - approved
- Coffee retail store on Castro - forwarded to Committee
Report on item on "Action List" - extend due date to 4/17/97

E. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED

4. 96.319CV (ANDRADE)
2548 CALIFORNIA STREET, north side between Pierce and Steiner Streets, Lot 9 in Assessor's Block 634, in the Upper Fillmore Neighborhood Commercial (NC) District and 50-X Height and Bulk Designation: Request for Conditional Use Authorization to demolish and replace the rear portion of an existing, two-family building. Project would retain the existing front portion of the building, establish a new retail use on the ground floor, and relocate two dwelling units to the upper floors of the rebuilt portion of the building and above a rebuilt detached garage.
NOTE: On March 27, 1997, following testimony, the Commission closed public hearing and entertained a motion for approval. The motion failed to carry by a vote of +3 -4, with Commissioners Antenore, Chinchilla, Lowenberg, and Martin voting against. This action resulted in an intent to disapprove. Findings and final language are scheduled to come before the Commission on 4/3/97.

SPEAKERS: None

ACTION: Without hearing, continued to 4-10-97

AYES: Chinchilla, Hills, Joe, Lowenberg, Mills

ABSENT: Antenore, Martin

F. REGULAR CALENDAR

5. (BAUMAN)
SAFETY ELEMENT -- INITIATE AMENDMENTS TO GENERAL PLAN,
Consideration of initiation of amendment to the Community Safety Element of the General Plan of the City and County of San Francisco. The Community Safety Element of the General Plan contains the City's Objectives and Policies for preparing for, responding to, and recovering from, disasters. An informational presentation and public hearing on the he Draft for Citizen Review were held on April 19, 1996. A public hearing on the Proposal for Adoption is proposed for April 24, 1997.

SPEAKERS: None

ACTION: Approved as corrected: Public hearing is 4/24/97

AYES: Chinchilla, Hills, Joe, Lowenberg, Mills

ABSENT: Antenore, Martin

RESOLUTION No.: 14345

6. 97.010C (GORDON)
2261 BRYANT STREET, east side between 20th and 21st Streets, Lot 30 in Assessor's Block 4087: Request for a Conditional Use Authorization to expand an existing ten-bed Residential Care Facility (d.b.a. Women's Alcoholism Center) with ancillary adult and child day care, previously approved by City Planning Commission

Conditional Use Authorization No. 84.475CV, Motion No. 10196, by three beds, to a thirteen-bed facility per Section 209.3(c) of the Planning Code in an RM-1 (Residential, Mixed, Low-Density) Zoning District and a 40-X Height and Bulk District.

SPEAKERS: None

ACTION: Approved with conditions as drafted

AYES: Chinchilla, Hills, Joe, Lowenberg, Mills

ABSENT: Antenore, Martin

MOTION No.: 14346

7. 96.774CR (PEPPER)
2055 LOMBARD STREET, south side between Fillmore and Webster Streets; Lot 9 in Assessor's Block 509 - Request for Conditional Use authorization under Section 234.2 of the Planning Code to install a total of six antennas on replaced light poles and a base transceiver station on the upper parking deck of the Lombard Garage as part of a wireless communication network in a P (Public) District and a 40-X Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The tops of the existing light poles are approximately 60 feet above sidewalk grade. Each antenna measures approximately five feet high by eight inches wide. The light poles, would be replaced and the antennas would be mounted on the new pole below the light. The tops of the antennas would be approximately 58 feet above sidewalk grade. The base transceiver station would measure approximately 11 feet by 16 feet and would be located on the upper parking deck of the garage. The proposed project requires a finding of consistency with the General Plan for the installation of a private wireless telecommunications facility on public land.

(Continued from Regular Meeting of February 13, 1997)

SPEAKERS: Sandy Osborne, Ann Grogan, Anna Bernadicou, Marlinda Ciamboli, Barbara Bartos, Sim Forsman-Brown

ACTION: Public hearing closed, continued to 4/10/97

AYES: Chinchilla, Hills, Joe, Mills

ABSENT: Antenore, Martin

EXCUSED: Lowenberg

8. 97.071D (FALLAY)
2861 CLAY STREET, south side between Scott and Divisadero Streets, Lot 030 in Assessor's Block 1003 - Request for Discretionary Review of Building Permit Application No. 9700124, proposing demolition of the existing two-story over-basement, two-family dwelling and to replace it with a three-story over-garage, three-family dwelling in an RH-3 (House, Three-Family) District.

(Continued from Regular Meeting of March 20, 1997)

SPEAKERS: None

ACTION: Continued to 4/10/97

AYES: Chinchilla, Hills, Joe, Mills

EXCUSED: Lowenberg

ABSENT: Antenore, Martin

Adjournment: 4:40 P.M.

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON THURSDAY, APRIL 17, 1997.

ACTION: Approved as drafted

AYES: Antenore, Chinchilla, Hills, Joe, Lowenberg, Martin, Mills

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

970403M

MINUTES
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
APRIL 10, 1997
ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:45 P.M.

DOCUMENTS DEPT.

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PRESENT: Commissioners Antenore, Chinchilla, Hills, Joe, Lowenberg, Martin, Mills

THE MEETING WAS CALLED TO ORDER BY PRESIDENT LOWENBERG AT 1:45 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Robert Passmore - Zoning Administrator, Hillary Gitelman, Caron Parker, John Billovits, Paul Deutsch, Larry McDonald, Evan Rose, Jim McCormick, Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 96.328E (PARKER)
300 LANGTON STREET, southeast side of Langton Street, midblock, between Bryant Street and Brannan Street, Lot 87 in Assessor's Block 3780 - Appeal of a preliminary Negative Declaration. Proposed project would construct a four-story building containing 16 live/work units and 12 ground level off-street parking spaces at 300 Langton Street. The proposed building would be approximately 50 feet in height. The project site is in a SLI (Service/Light Industrial) Zoning District in the South of Market. The approximately 7,000 square foot site is currently vacant.
(Proposed for Continuance to May 1, 1997)

ACTION: Continued as proposed

AYES: Chinchilla, Mills, Hills, Joe, Antenore

NOES: Martin, Lowenberg

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

NONE

C. COMMISSIONERS' QUESTIONS AND MATTERS

Chinchilla: Neighborhood Commercial concerns - fast food chains creating a

nuisance: trash, etc. - what can we do to address this? - weekly or bi-weekly steam cleaning.

2. Consideration of adoption -- draft minutes of March 27, 1997.

ACTION: Approved

AYES: Chinchilla, Mills, Hills, Joe, Antenore

ABSENT: Martin, Lowenberg

D. DIRECTOR'S REPORT

3. DIRECTOR'S ANNOUNCEMENTS

- **Our Supplement Request before Finance Committee yesterday**
- **Live/Work**

4. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (PASSMORE)

E. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED

5. 96.319CV (ANDRADE)

2548 CALIFORNIA STREET, north side between Pierce and Steiner Streets, Lot 9 in Assessor's Block 634, in the Upper Fillmore Neighborhood Commercial (NC) District and 50-X Height and Bulk Designation: Request for Conditional Use Authorization to demolish and replace the rear portion of an existing, two-family building. Project would retain the existing front portion of the building, establish a new retail use on the ground floor, and relocate two dwelling units to the upper floors of the rebuilt portion of the building and above a rebuilt detached garage.

NOTE: On March 27, 1997, following testimony, the Commission closed public hearing and entertained a motion for approval. The motion failed to carry by a vote of +3 -4, with Commissioners Antenore, Chinchilla, Lowenberg, and Martin voting against. This action resulted in an intent to disapprove. Findings and final language are scheduled to come before the Commission on 4/3/97.

(Continued from Regular Meeting of April 3, 1997)

SPEAKERS: Laura Chung

ACTION: Continued to 5/22/97

AYES: Lowenberg, Chinchilla, Antenore, Mills, Hills, Joe, Martin

F. REGULAR CALENDAR

6. 95.102D (BILLOVITS)

2290 GEARY BOULEVARD, north side between Divisadero and Broderick Streets, Lots 5, 5A, 6, 7, 8, 9, 9A, 10, 11 and 12 of Assessor's Block 1079 -- Design Review of a proposed outpatient medical services building to be used by a health maintenance organization (Kaiser Permanente) as required by Planning Code Section 249.13(c)(1), within the Geary Boulevard / Divisadero Street Special Use District and a 105-X height and Bulk District.

SPEAKERS: Janice Bolaffi, Courtney Clarkson, Keith Malow, Dick Pettingill, Alice

**Barkley, Robert Spear, Margaret Vergis, Barbara Miscunis, Patt Mendell,
Dr. Bruce Blomberg**

ACTION: Approved

AYES: Chinchilla, Mills, Hills, Joe, Antenore, Martin, Lowenberg

MOTION No.: 14348

7. 96.539E (PARKER)

260 CLARA STREET, north side between 5th and 6th Streets, Lots 73, 74 in Assessor's Block 3753 - Appeal of a Preliminary Negative Declaration. Proposed project would construct a three-story building containing 8 live/work units and 8 ground level off-street parking spaces at 260 Clara Street. The proposed building would be approximately 45 feet in height. The project site is in an RSD (Residential/Service) Zoning District in the South of Market. The approximately 4,000 square foot site (two lots) is currently vacant.

(Continued from Regular Meeting of March 13, 1997)

NOTE: On March 13, 1997, following testimony, the Commission closed public hearing and voted on a motion to uphold the negative declaration. The vote was tied at +3 -3. The matter was continued to 4/10/97 to give the new appointment to the Commission the opportunity to cast a vote.

SPEAKERS: Alice Barkley

ACTION: Approved as amended (submitted 4-10-97) and with Planning Department letter to DBI urging them to review new geo-technical material with extra scrutiny.

AYES: Chinchilla, Mills, Hills, Joe, Antenore, Martin, Lowenberg

MOTION No.: 14349

8. 97.126D (ARCE)

260 CLARA STREET, north side between 5th and 6th Streets, Lots 073 and 074, in Assessor's Block 3753 - Request for Discretionary Review of Building Permit Application No.9621195, proposing to construct eight (8) live/work units on a two-story plus mezzanine over-garage building in an RSD (South of Market, Residential/Service Mixed Use District). The garage level would cover 100 per cent of the lot, while the upper levels would cover 92.5 per cent of the lot; the remaining 7.5 per cent level would be developed as usable open space (balconies).

(Continued from Regular Meeting of March 13, 1997)

SPEAKERS: Sue Hestor, Cliff Grantham, Wilma Parker, Tony Patchi, Richard Tate, Peter Beacher, Steve Ron, Dick Millett, Sharon Grace, Rob Sanduski, Brian Edd, Alice Barkley, R. Santos, Don Hillebrand, Toby Levy, Michael Logan, Tina Denigee, David Sternberg, Joe O'Donoghue, Joe Cassidy,

ACTION: Public hearing closed, intent to approve with final language on NSR 4/17/97

AYES: Chinchilla, Mills, Hills, Martin, Lowenberg

NOES: Joe, Antenore

9. 95.202E (McCORMICK)

18TH Avenue at the Presidio: Appeal of Preliminary Negative Declaration
Construct one single-family house on two undeveloped parcels adjacent to the

San Francisco Presidio between 17th and 18th Avenues north of Lake Street, Lots 22 and 23 in Assessor's Block 1341. The project would be accessed by a newly constructed pier-supported driveway from 18th Avenue. Two off-street parking spaces would be provided.

(Continued from the Regular Meeting of March 27, 1997)

SPEAKERS: Don Hillebrand, Jerry Dodson, Robert Epstein, Bill Bonham, Bill Shepard, Johanna Wald, Michael Alexander, Patricia Datsun, Nancy Horner, William Virsachi

ACTION: Continued to 4-17-97

AYES: Mills, Hills, Joe, Antenore, Martin, Lowenberg

NOES: Chinchilla

10. 95.202DD (HART)

18TH AVENUE/PRESIDIO, east side between 18th Avenue and the San Francisco Presidio, Lots 022 and 023, in Assessor's Block 1341 - Request for Discretionary Review of Building Permit Application No. 8925540, proposing to construct one single-family house on two undeveloped parcels adjacent to the San Francisco Presidio between 17th and 18th Avenues north of Lake Street in an RH-1, (House, One-Family) District. The proposed house is two stories under a garage/entryway level on a steep down-sloping site. The project would be accessed by a newly constructed pier-supported driveway from 18th Avenue. Two off-street parking spaces would be provided.

(Continued from the Regular Meeting of March 27, 1997)

SPEAKERS: None

ACTION: Without hearing continued indefinitely

AYES: Chinchilla, Mills, Hills, Joe, Antenore, Martin, Lowenberg

11. 95.055D (GALLAGHER)

636-640 PRESIDIO AVENUE, east side between Pine and Bush Streets, Lots 035 and 036 in Assessor's Block 1046 - Request for Discretionary Review of Building Permit Application No. 9508173S, proposing to demolish a two-story dwelling and a one-story garage, merge the lots and construct a three-story, seven-unit apartment building in an RM-1 (Mixed Residential, Low Density) District.

SPEAKERS: William Walters, Brian Fogerty, Ed Francis, Paul Kaplan, Martha Hu, Jeffrey Matsun, Alice Barkley, Jim Lucy, Patricia Vaughney, Margaret Vergis, Winston Parsons, Georgia Parsons, Joe O'Donoghue

ACTION: Approved as proposed

AYES: Chinchilla, Mills, Hills, Joe, Antenore, Martin, Lowenberg

12. 96.769C (GORDON)

2475 GREENWICH STREET, south side between Pierce and Scott Streets, lot 15 in Assessor's Block 513 (City designated Landmark #218, North End Police Station): Request for a Conditional Use Authorization to allow an artist studio and/or accessory live-work unit in a structure on a landmark site, as required by Planning Code Sections 209.9(e) in an RH-2 (Residential House, Two-Family) Zoning District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of March 13, 1997)

SPEAKERS: None

ACTION: Without hearing, continued to 5-1-97

AYES: Chinchilla, Mills, Hills, Joe, Antenore, Martin, Lowenberg

13. 97.177ET (MILLER)

Consideration of a resolution of intent to initiate a text amendment to the City Planning Code to create an NC-S/M (Neighborhood Commercial Shopping Center/Motel District).

(Continued from Regular Meeting of March 27, 1997)

SPEAKERS: None

ACTION: Approved

AYES: Chinchilla, Mills, Hills, Joe, Antenore, Martin, Lowenberg

RESOLUTION No.: 14350

14. 96.774CR (PEPPER)

2055 LOMBARD STREET, south side between Fillmore and Webster Streets; Lot 9 in Assessor's's Block 509 - Request for Conditional Use authorization under Section 234.2 of the Planning Code to install a total of six antennas on replaced light poles and a base transceiver station on the upper parking deck of the Lombard Garage as part of a wireless communication network in a P (Public) District and a 40-X Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The tops of the existing light poles are approximately 60 feet above sidewalk grade. Each antenna measures approximately five feet high by eight inches wide. The light poles, would be replaced and the antennas would be mounted on the new pole below the light. The tops of the antennas would be approximately 58 feet above sidewalk grade. The base transceiver station would measure approximately 11 feet by 16 feet and would be located on the upper parking deck of the garage. The proposed project requires a finding of consistency with the General Plan for the installation of a private wireless telecommunications facility on public land.

(Continued from Regular Meeting of April 3, 1997)

NOTE: On 2/13/97, following the Commission closed public hearing and entertained a motion to approve. The motion failed to carry by a vote of +3 -2 with Commissioner Antenore and Martin voting against and Commissioner Lowenberg excused. The matter was continued to 4/3/97.

NOTE: On 4/3/97, following further testimony the Commission again closed public testimony and entertained a motion for approval. The motion failed to carry by a vote of +3 -1 with Commissioner Hills voting no. The matter was continued to 4/10/97.

SPEAKERS: None

ACTION: Without hearing, continued to 4-17-97

AYES: Chinchilla, Mills, Hills, Joe, Antenore, Martin, Lowenberg

15. 97.133C (PEPPER)

BALBOA PARK BART STATION, north of Geneva Avenue, west of I-280; Lot 38 in

Assessor's Block 6973: -- Request for Conditional Use authorization under Section 234.2 of the Planning Code to install a total of three antennas on the top of an existing light standard, a microwave dish on the roof of the existing BART utility building, and a cellular equipment room inside the BART utility building as part of a wireless communication network in a P (Public) District and 40-X and 105-E Height and Bulk Districts. The antennas and equipment room are part of a wireless transmission network operated by Cellular One. The existing light standard is approximately 40 feet in height. Each antenna measures approximately eight feet high by one foot wide. The tops of the antennas would be approximately 40 feet above sidewalk grade. The existing BART utility building is approximately 10 feet in height. The microwave dish is approximately two feet in diameter and the top of the dish would be approximately 12 feet above sidewalk grade. The equipment room would be in an area approximately 24 feet wide by 12 feet deep inside the existing BART utility building.

SPEAKERS: None

ACTION: Approved with conditions as proposed

AYES: Chinchilla, Mills, Hills, Joe, Antenore, Martin

ABSENT: Lowenberg

MOTION No.: 14351

16. 97.149D (PUTRA)
2450 - 22ND AVENUE, east side between Taraval Avenue and Ulloa Street, Lot 027 in Assessor's Block 2404 - Request for Discretionary Review of Building Permit Application No. 9623289, proposing to construct a two-story addition to the rear of the existing two-story single-family dwelling in an RH-1 (House, One-Family) District.

SPEAKERS: Ellen Champlin, Dan Ryan, Dan Sullivan, Dianne Su

ACTION: Public hearing, approved as modified with side setbacks

AYES: Chinchilla, Mills, Hills, Joe, Antenore, Martin, Lowenberg

17. 97.071D (FALLAY)
2861 CLAY STREET, south side between Scott and Divisadero Streets, Lot 030 in Assessor's Block 1003 - Request for Discretionary Review of Building Permit Application No. 9700124, proposing demolition of the existing two-story over-basement, two-family dwelling and to replace it with a three-story over-garage, three-family dwelling in an RH-3 (House, Three-Family) District.
(Continued from Regular Meeting of April 3, 1997)

ACTION: Discretionary Review Withdrawn

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON THURSDAY APRIL 24, 1997

ACTION: Approved as drafted

AYES: Chinchilla, Hills, Joe, Lowenberg, Mills, Antenore

ABSENT: Martin

Adjournment: 8:25 p.m.

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON THURSDAY APRIL 24, 1997

ACTION: Approved as drafted

AYES: Chinchilla, Hills, Joe, Lowenberg, Mills, Antenore

ABSENT: Martin

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

970403.min

MINUTES OF SPECIAL JOINT HEARING
CITY PLANNING COMMISSION
AND
REDEVELOPMENT COMMISSION
THURSDAY, APRIL 10, 1997
ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

PRESENT:

Planning Commission: Commissioners Mills, Chinchilla, Antenore, Joe
Redevelopment Commission: Commissioners Koliba, Sweet, Rosales, Yee

THE MEETING WAS CALLED TO ORDER BY PRESIDENT LOWENBERG AT 1:34 P.M.

A. SPECIAL CALENDAR

1. 95.102E (BILLOVITS)
SAN FRANCISCO KAISER MEDICAL CENTER GEARY CAMPUS DEVELOPMENT PROJECT, Certification of Final Environmental Impact Report. The project is a phased development program through the year 2010 consisting of the demolition of 17 buildings and the construction of five new buildings at the Kaiser Medical Center Geary Campus, on the blocks generally bounded by Garden Street, Broderick Street, St. Joseph's Avenue, O'Farrell and Divisadero Streets. Overall, the project proposes construction of about 638,000 square-feet of net-new medical office space and multi-level underground parking garages of about 1300 spaces. The project area includes properties within the land use jurisdictions of both the Planning Department and the San Francisco Redevelopment Agency. The purpose of this hearing is to take public comment on the adequacy of the Draft EIR which was published on December 13, 1996.

Note: The period for receipt of comments on this document closed on January 27, 1997. The Planning Commission and Redevelopment Agency Commission held a joint public hearing to receive testimony on the Draft EIR on January 23, 1997. No testimony will be taken at this meeting.

SPEAKERS: Pat Mandel, Michael Sheatls, Dr. Bruce Blumberg, Dick Pattingill, Alice Barkley, Gail Tang, Dr. Towie Fung, Beverly Hayon,

ACTION: Approved

AYES: Chinchilla, Mills, Joe, Antenore,

ABSENT: Hills, Martin, Lowenberg

MOTION No.:

B. PUBLIC COMMENT

At this time, members of the public may address the Commissions on items that are within the subject matter jurisdiction of the City Planning Commission and the Small Business Advisory Commission. Members of the public may address the Commissions for up to three minutes. **The president or chairperson may limit**

the total testimony to 30 minutes.

NONE

Adjournment: 1:40 P.M.

MINUTES
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
APRIL 17, 1997
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
2:45 P.M.

DOCUMENTS DEPT.

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PRESENT: Commissioners Antenore, Chinchilla, Hills, Joe, Lowenberg, Martin, Mills

THE MEETING WAS CALLED TO ORDER BY PRESIDENT LOWENBERG AT 5:05 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Robert Passmore - Zoning Administrator, Linda Avery, Commission Secretary.

A. ITEMS TO BE CONTINUED

1. 96.684MTZ (MONTANA)

MISSION BAY PLAN AND ZONING CONTROL AMENDMENTS:

Mission Bay Plan and Zoning Control Amendments: Lot 3 in Assessor's Block 3835, Sixteenth Street at Owens and Sixth Streets: Consideration of a resolution to adopt amendments to the Mission Bay Plan, the Planning Code, and the Zoning Map regarding property located north of Sixteenth Street between Owens and Sixth Street, a portion of Lot 3 in Assessor's Block 3835.

Mission Bay Plan Amendments: Proposal to amend the Mission Bay Plan of the Central Waterfront Plan, an Area Plan of the San Francisco General Plan, to allow the development of an approximately 120,000 square foot biotechnology research and development facility on an approximately 3.7 acre site north of Sixteenth Street at Owens and Sixth Streets (hereinafter referred to as the "Site"). These amendments include: (1) expanding the MB-CI (Mission Bay Commercial-Industrial) District to include the Site; (2) reallocating residential land use designations and dwelling unit densities from the Site to other areas within the Mission Bay Plan area; (3) removing the shading on the Affordable Housing Diagram showing the Site; (4) increasing the overall amount of Commercial-Industrial space in the Mission Bay Plan area from 900,000 to 1,020,000 square feet; (5) retaining the 95 foot height limit for the Site; (6) allowing up to 2.5 accessory parking spaces as-of-right for each 1,000 square feet of office, commercial and industrial building area within the Site; (7) providing for standard City and County San Francisco subdivision map procedures and requirements for the Site and anticipated development thereon, and, if developed with research laboratory and accessory and related uses, exempting this development

from any required sequencing or linkage requirements; (8) providing for standard hazardous materials remediation procedures in accordance with applicable laws and regulations as required by the relevant regulatory agencies for the Site; and (9) exempting the Site from the Transportation Management Program for the Mission Bay Plan area.

Planning Code Amendments: Proposal to amend the San Francisco Planning Code to (1) amend Sections 913 and 920 and Figure 1 showing the Mission Bay Use Districts to extend the MB-CI (Mission Bay Commercial-Industrial) District across Owens Street to the Site, thereby reclassifying the Site from MB-R-3 (Mission Bay High Density Residential) to MB-CI; (2) amend Section 920 concerning the reallocation of residential land use designations and dwelling unit densities from Mission Bay blocks 29, 29A, 34 and 34A (464 dwelling units) to other Mission Bay blocks; (3) to amend Sections 913.14 and 962 to allow as-of-right 2.5 off-street parking spaces per 1,000 square feet of office/commercial/research and development/light industrial development as accessory parking for the Site; and (4) to amend Table 913 of Section 913 to retain a 95 foot building height for the Site.

Zoning Map Amendments: Proposal to amend the San Francisco Zoning Map to reclassify the Site from an MB-R-3 (Mission Bay High Density Residential) District to an MB-CI (Mission Bay Commercial-Industrial) District.

(Proposed for Continuance to April 24, 1997)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Hills, Joe, Lowenberg, Martin, Mills

2. 97.166D (IONIN)

338 HARRIET STREET, west side between Bryant and Harrison Streets, Lot 105 in Assessor's Block 3779 - Request for Discretionary Review of Building Permit Application No. 9701994S, proposing a new six-story, three-unit live/work development within the Service/Light Industrial (SLI) District.

(Proposed for Continuance to May 1, 1997)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Hills, Joe, Lowenberg, Martin, Mills

3. 97.093C (PEPPER)

2750 RIVERA STREET (ALSO KNOWN AS 2001 37TH AVENUE), northwest corner at 37th Avenue; Lot 6 in Assessor's Block 2094: -- Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install a total of three antennas and a base transceiver station on the roof of St. Ignatius College Preparatory School as part of a wireless communication network in an RH-1 (House, One-Family) District and a 40-X Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Pacific Bell Mobile Services. The existing building is approximately 41 feet in height, and the existing rooftop penthouse is approximately 50 feet above grade. Each antenna measures approximately six feet high. The three antennas would be mounted inside

one 16-inch-diameter tube. The tops of the tubes would be approximately 57 feet above sidewalk grade. The base transceiver station measures approximately six feet high by four feet wide by two feet deep and would be located on the roof.

(Proposed for Continuance to May 22, 1997)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Hills, Joe, Lowenberg, Martin, Mills

4. 96.645Z (MILLER)

2011 BAYSHORE BOULEVARD, east side north of Hester Avenue (with additional frontage on Hester Avenue), Lots 3, 10 and 11 in Assessor's Block 5054A - Request for RECLASSIFICATION OF PROPERTY from an NC-S (Neighborhood Commercial Shopping Center District) to a C-2 (Community Business) District.

(Proposed for Continuance to May 15, 1997)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Hills, Joe, Lowenberg, Martin, Mills

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

SPEAKERS: None

C. COMMISSIONERS' QUESTIONS AND MATTERS

5 Consideration of adoption -- draft minutes of April 3, 1997.

ACTION: Approved as drafted

AYES: Antenore, Chinchilla, Hills, Joe, Lowenberg, Martin, Mills

Lowenberg: Arts Commission Sculptor an Commission calendar A .S.A.P.

D. DIRECTOR'S REPORT

6. DIRECTOR'S ANNOUNCEMENTS

- Supplemental approval

- Trip to Ontario Mills

7. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (PASSMORE)

- Kesington Way

E. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED

8. 97.126D (ARCE)

260 CLARA STREET, north side between 5th and 6th Streets, Lots 073 and 074, in Assessor's Block 3753 - Request for Discretionary Review of Building Permit Application No.9621195, proposing to construct eight (8) live/work units on a two-story plus mezzanine over-garage building in an RSD (South of Market, Residential/Service Mixed Use District). The garage level would cover 100 per cent of the lot, while the upper levels would cover 92.5 per cent of the lot; the remaining 7.5 per cent level would be developed as usable open space (balconies).

(Continued from Regular Meeting of March 13, 1997)

Note: On 4/10/97, following public testimony, the Commission closed the public hearing and passed a motion of intent to approve pending review of proposed final language for Notice of Special Restrictions.

SPEAKERS: Sue Hestor, Alice Barkley

ACTION: Approved project with Notice of Special Restrictions

AYES: Chinchilla, Lowenberg, Joe, Mills, Hills, Martin

NOES: Antenore

F. REGULAR CALENDAR

9. 95.202E **PUBLIC HEARING CLOSED** (McCORMICK)

18TH AVENUE AT THE PRESIDIO: Appeal of Preliminary Negative Declaration.

Construct one single-family house on two undeveloped parcels adjacent to the San Francisco Presidio between 17th and 18th Avenues north of Lake Street, Lots 22 and 23 in Assessor's Block 1341. The project would be accessed by a newly constructed pier-supported driveway from 18th Avenue. Two off-street parking spaces would be provided.

(Continued from the Regular Meeting of April 10, 1997)

SPEAKERS: None

ACTION: Without hearing, continued to 5-1-97

AYES: Chinchilla, Lowenberg, Joe, Mills, Hills, Martin, Antenore

10. 97.057C (ZWIERZYCKI)

20 ARLINGTON STREET, near the southwestern corner of Randall Street, Lot 28 in Assessor's Block 6662: Request for Conditional Use authorization to expand an existing fifteen-bed Residential Care Facility (d.b.a. Diamond Lodge) with mentally disabled tenants, previously approved by City Planning Commission Conditional Use Authorization 93.388C/Motion No. 13670, by eight beds to a twenty-three bed facility (under Section 209.3(c) and 178 (c), in an RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District.

SPEAKERS: None

ACTION: Approved with conditions as drafted

AYES: Chinchilla, Lowenberg, Joe, Mills, Hills, Martin, Antenore

MOTION No.: 14352

11. 96.774CR (PEPPER)

2055 LOMBARD STREET, south side between Fillmore and Webster Streets; Lot 9 in Assessor's Block 509 - Request for Conditional Use authorization under Section 234.2 of the Planning Code to install a total of six antennas on replaced light poles and a base transceiver station on the upper parking deck of the Lombard Garage as part of a wireless communication network in a P (Public) District and a 40-X Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The tops of the existing light poles are approximately 60 feet above sidewalk grade. Each antenna measures approximately five feet high by eight inches wide. The light poles, would be replaced and the antennas would be mounted on the new pole below the light. The tops of the antennas would be approximately 58 feet above sidewalk grade. The base transceiver station would measure approximately 11 feet by 16 feet and would be located on the upper parking deck of the garage. The proposed project requires a finding of consistency with the General Plan for the installation of a private wireless telecommunications facility on public land.

(Continued from Regular Meeting of April 10, 1997)

NOTE: On 2/13/97, following the Commission closed public hearing and entertained a motion to approve. The motion failed to carry by a vote of +3 -2 with Commissioner Antenore and Martin voting against and Commissioner Lowenberg excused. The matter was continued to 4/3/97.

NOTE: On 4/3/97, following further testimony the Commission again closed public testimony and entertained a motion for approval. The motion failed to carry by a vote of +3 -1 with Commissioner Hills voting no. The matter was continued to 4/10/97.

SPEAKERS: None

ACTION: Without hearing, continued to 5-1-97

AYES: Chinchilla, Lowenberg, Joe, Mills, Hills, Martin, Antenore

12. 96.346C (PEPPER)

3773 SACRAMENTO STREET, southeast corner at Maple Street; Lot 28 in Assessor's Block 1017: -- Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to replace six existing antennas and add three new panel antennas to the roof of the existing six-story Marshall Hale Memorial Hospital building as part of a wireless communication network in an RM-2 (Residential, Mixed, Moderate Density) District and an 80-E Height and Bulk District. The antennas are part of a wireless transmission network operated by Cellular One. The existing building is approximately 56 feet in height, and the top of the existing penthouse is approximately 69 feet above sidewalk grade. All nine antennas measure approximately four feet high by six inches wide. The six replacement antennas would be mounted on top of the existing penthouse in the same location as the existing antennas and the tops of the antennas would be approximately 73 feet above sidewalk grade. The three new antennas would be flush-mounted on an existing rooftop equipment shelter and the tops of the antennas would be approximately 64 feet above sidewalk grade.

SPEAKERS: None

ACTION: Approved with conditions as drafted

AYES: Chinchilla, Joe, Mills, Hills, Martin, Antenore

EXCUSED: Lowenberg

MOTION No.: 14353

13. 97.172D

(OMOKARO)

1780 - 11TH AVENUE, east side between Moraga and Noriega Streets, Lot 025 in Assessor's Block 2039 - Request for Discretionary Review of Building Permit Application No. 9701442, proposing to alter the existing living room and garage at the ground floor level in an RH-1 (House, One-Family) District.

SPEAKERS: None

ACTION: Without hearing, continued to 5-1-97

AYES: Chinchilla, Lowenberg, Joe, Mills, Hills, Martin, Antenore

Adjournment: 5:40 P.M.

THE MINUTES ARE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION FOR THURSDAY, MAY 1, 1997

ACTION: Approved as drafted

AYES: Commissioners Antenore, Chinchilla, Hills, Joe, Lowenberg

ABSENT: Commissioners Martin, Mills

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

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**NOTICE OF SPECIAL JOINT HEARING
CITY PLANNING COMMISSION
AND
REDEVELOPMENT COMMISSION
THURSDAY, APRIL 17, 1997
ROOM 404
BOARD OF SUPERVISORS CHAMBER
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.**

PRESENT:

Planning Commission: **Commissioners Chinchilla, Lowenberg, Joe, Mills, Hills, Martin, Antenore**

Redevelopment Commission: **Commissioners Yee, Kuba, Singh, Sweet**

THE MEETING WAS CALLED TO ORDER BY PRESIDENT LOWENBERG AT 1:43 P.M.

A. SPECIAL CALENDAR

1. 96.176E (McCORMICK)
SAN FRANCISCO GIANTS BALLPARK AT CHINA BASIN PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT REPORT: Lots 3B, 26 and 27 in Assessor's Block 3794; Construct an approximately 42,000 seat baseball stadium including related facilities such as concession stands, vendor's commissaries restrooms, with parking for about 210 automobiles and approximately 35,000 square feet of restaurant/food service on four levels in a structure totaling 1,077,000 square feet of floor area; and construct a pavilion building adjacent to the west of the stadium, containing 136,000 square feet of space on four levels which would include ground floor retail space, a Pacific Bell Learning Center and Communications Center on the second floor, a broadcast facility on the third floor and Giants Baseball Administration on the fourth floor; on an approximately 13 acre site bounded by Second and Third Streets to the east and west and King Street and China Basin Channel to the north and south; the project would include conforming amendments to the San Francisco General Plan and the Rincon Point - South Beach Redevelopment Plan.

SPEAKERS: **Leslie Caplan, Dennis MacKenzie, Avner Lapovsky, Jeffrey Leibovitz, Shawn Gorman, Tom Adams, David Herring, Norman Pearce, Carol Lewis, John DeCastro, Ben Labbor, Sue Hestor, Mary Ann Miller, Jennifer Clary, Jane Morrison, Sheliie Walker, Sarah Ames, Regan Carroll, Art Siegel, Andy Katz, Teddy McWilliams, Bev Ferreira, Dick**

Millett, Peter Bouton, Bill Wigert, Nancy Anding, Yvonne Gavre, John P. McWilliams, Steven Vettel, Richard Smith, Suzanne Dumont, Bob Isaacson, Joan Rosen, Penelope DePaoli, Peter Borodin, Jo Podvin, Joel Ventresca, L. Epstein, Barbara Inaba, Joe Boss, Corrine Woods, Neil Robin, Maruccia Iaconi, Babette Drefke, Dick Locke, Charles M. Clark, Michael Oster, Randy Craig, Chris Kelton, John H. Anderson, Sandra Peterson, Irma Flores, Thomas A.E. Hesketh, Jean Neblett, Jerome Barilich, Clayton Green, Jim Chappell, Kirk W. Kelsen, Theresa Archuleta, Norm Pearce, Rich Dickerson, Michael Gray, Anthony Santiago (Tony), Michelle Herrera, Rick Mariano, Martin Fay, Dave Davis, Jeffrey Brown.

ACTION: No action taken

B. PUBLIC COMMENT

At this time, members of the public may address the Commissions on items that are within the subject matter jurisdiction of the City Planning Commission and the Redevelopment Commission. Members of the public may address the Commissions for up to three minutes. **The president or chairperson may limit the total testimony to 30 minutes.**

Adjournment

THE MINUTES ARE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION FOR THURSDAY, MAY 1, 1997

ACTION: Approved as drafted

AYES: Commissioners Antenore, Chinchilla, Hills, Joe, Lowenberg

ABSENT: Commissioners Martin, Mills

ACCESSIBLE MEETING POLICY

Hearings will be held at the War Memorial Building while City Hall is closed for repairs, 401 Van Ness Avenue, Room 428, Fourth Floor, San Francisco, CA. Accessible seating for persons with disabilities (including those using wheelchairs) will be available. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving City Hall are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines are the J,K,L,M and N. Accessible curb side parking has been designated at points along McAllister. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Milton Edelin at 415 558-6410 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call our accessibility hotline at 415 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Sunshine Ordinance Task Force at 554-4851.

**MINUTES
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING
THURSDAY
APRIL 24, 1997
ROOM 428 WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30: P.M.**

DOCUMENTS DEPT.

MAR 26 1998

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PUBLIC LIBRARY

PRESENT: Commissioners Antenore, Chinchilla, Hills, Joe, Lowenberg, Mills
ABSENT: Commissioner Martin

THE MEETING WAS CALLED TO ORDER BY PRESIDENT LOWENBERG AT 1:40 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Robert Passmore - Zoning Administrator, Inge Horton, Catherine Bauman, Susana Montaña, Rana Ahmadi, Hillary Gitelman, Paul Rosetter, Jim Miller.

A. ITEMS TO BE CONTINUED

1. 97.059C (MILLER)
2859 - 22ND STREET, southside between Harrison and Alabama Streets, Lot 32 in Assessor's Block 4148 -- Request for authorization of a **CONDITIONAL USE** to establish a **RELIGIOUS FACILITY** (Monte Sinai Iglesia) in an RH-3 (House, Three-Family) District and a 40-X Height and Bulk District.
(Proposed for Continuance to May 22, 1997)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Hills, Joe, Lowenberg, Mills

ABSENT: Martin

2. 97.174D (FALLAY)
1020 MARIPOSA STREET (A VACANT LOT), north side between Mississippi and Pennsylvania Streets, Lot 016 in Assessor's Block 3987 - Request for Discretionary Review of Building Permit Application No. 9703210, proposing to construct a new three-story over-basement (50 feet high) six live/work unit building on a vacant lot in an M-2 (Heavy Industrial) District.
(Proposed for Continuance to May 1, 1997)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Hills, Joe, Lowenberg, Mills

ABSENT: Martin

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

SPEAKERS: Patricia Vaughney: re: Request an inter Department meeting regarding restaurants:

- How much money for enforcement
- She offered to participate/facilitate

Charles Lamare, re: 214 - 4th Avenue

Jack McGoldrich, re: data above

C. COMMISSIONERS' QUESTIONS AND MATTERS

Antenore: Letter from Director to DBI on 260 Clara - Thank Department on excellent job.

3 Consideration of adoption -- draft minutes of April 10, 1997.

ACTION: Approved as drafted

AYES: Chinchilla, Hills, Joe, Lowenberg, Mills, Antenore

ABSENT: Martin

D. DIRECTOR'S REPORT**4. DIRECTOR'S ANNOUNCEMENTS**

NONE

5. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (PASSMORE)

NONE

E. REGULAR CALENDAR

6. 95.679M (BAUMAN)

COMMUNITY SAFETY ELEMENT: PROPOSAL FOR ADOPTION AND IMPLEMENTATION PROGRAMS

Consideration of adoption of amendments to the Community Safety Element of the General Plan of the City and County of San Francisco. The Community Safety Element of the General Plan contains the City's Objectives and Policies for preparing for, responding to, and recovering from, disasters. An informational presentation and public hearing on the Draft for Citizen Review were held on April 19, 1996. Public comments and commission comments have been incorporated into the Proposal for Adoption, which is the subject of this hearing. The proposal for Adoption and Implementation Programs are available free of charge, at the Planning Department's 5th floor Reception Desk.

SPEAKERS: John Elberling

ACTION: Approved

AYES: Antenore, Chinchilla, Hills, Joe, Lowenberg, Mills

ABSENT: Martin

RESOLUTION No.: 14354

7. 94.156M (AHMADI)
AIR QUALITY ELEMENT - PROPOSAL FOR CITIZEN REVIEW, Informational presentation of the Proposed Air Quality Element Proposal for Citizen Review of the General Plan of the City and County of San Francisco. The Air Quality Element of the General Plan contains the City's Objectives and Policies for improving air quality in the City and in the region, to improve the health and welfare of Citizens of San Francisco, and to help bring the region in compliance with the Federal and State regulations. A public hearing on the Element will be held at a later date. Copies of the Proposal for Citizen Review are available, free of charge, at the Planning Department at 1660 Mission Street., 5th floor Reception.

SPEAKERS: Rowan Munson, Patricia Vaughey

ACTION: No action required

8. 96.684MTZ (MONTANA)
MISSION BAY PLAN AND ZONING CONTROL AMENDMENTS:
Mission Bay Plan and Zoning Control Amendments: Lot 3 in Assessor's Block 3835, Sixteenth Street at Owens and Sixth Streets: Consideration of a resolution to adopt amendments to the Mission Bay Plan, the Planning Code, and the Zoning Map regarding property located north of Sixteenth Street between Owens and Sixth Street, a portion of Lot 3 in Assessor's Block 3835.

Mission Bay Plan Amendments: Proposal to amend the Mission Bay Plan of the Central Waterfront Plan, an Area Plan of the San Francisco General Plan, to allow the development of an approximately 120,000 square foot biotechnology research and development facility on an approximately 3.7 acre site north of Sixteenth Street at Owens and Sixth Streets (hereinafter referred to as the "Site"). These amendments include: (1) expanding the MB-CI (Mission Bay Commercial-Industrial) District to include the Site; (2) reallocating residential land use designations and dwelling unit densities from the Site to other areas within the Mission Bay Plan area; (3) removing the shading on the Affordable Housing Diagram showing the Site; (4) increasing the overall amount of Commercial-Industrial space in the Mission Bay Plan area from 900,000 to 1,020,000 square feet; (5) retaining the 95 foot height limit for the Site; (6) allowing up to 2.5 accessory parking spaces as-of-right for each 1,000 square feet of office, commercial and industrial building area within the Site; (7) providing for standard City and County San Francisco subdivision map procedures and requirements for the Site and anticipated development thereon, and, if developed with research laboratory and accessory and related uses, exempting this development from any required sequencing or linkage requirements; (8) providing for standard hazardous materials remediation procedures in accordance with applicable laws and regulations as required by the relevant regulatory agencies for the Site; and (9) exempting the Site from the Transportation Management Program for the Mission Bay

Plan area.

SPEAKERS: Norman Rulf, Jake McGoldrich

ACTION: Approved

AYES: Antenore, Chinchilla, Hills, Joe, Lowenberg, Mills

ABSENT: Martin

RESOLUTION No.: 14355

Planning Code Amendments: Proposal to amend the San Francisco Planning Code to (1) amend Sections 913 and 920 and Figure 1 showing the Mission Bay Use Districts to extend the MB-CI (Mission Bay Commercial-Industrial) District across Owens Street to the Site, thereby reclassifying the Site from MB-R-3 (Mission Bay High Density Residential) to MB-CI; (2) amend Section 920 concerning the reallocation of residential land use designations and dwelling unit densities from Mission Bay blocks 29, 29A, 34 and 34A (464 dwelling units) to other Mission Bay blocks; (3) to amend Sections 912, 913, and 914 and 962 to allow as-of-right 2.5 off-street parking spaces per 1,000 square feet of office/commercial/research and development/light industrial development as accessory parking for the Site; and (4) to amend Table 913 to retain a 95 foot building height for the Site.

SPEAKERS: Norman Rulf, Jake McGoldrich

ACTION: Approved

AYES: Antenore, Chinchilla, Hills, Joe, Lowenberg, Mills

ABSENT: Martin

RESOLUTION No.: 14356

Zoning Map Amendments: Proposal to amend the San Francisco Zoning Map to reclassify the Site from an MB-R-3 (Mission Bay High Density Residential) District to an MB-CI (Mission Bay Commercial-Industrial) District.

(Continued from Regular Meeting of April 17, 1997)

SPEAKERS: Norman Rulf, Jake McGoldrich

ACTION: Approved

AYES: Antenore, Chinchilla, Hills, Joe, Lowenberg, Mills

ABSENT: Martin

RESOLUTION No.: 14357

9. 97.084ET (ROSETTER)

2ND FLOOR RESTAURANT IN NORTH BEACH NCD - consideration of a proposed amendment to the Planning Code adding a special provision to Section 722.42 and amending the Zoning Control Table associated with the North Beach Neighborhood Commercial District (NCD) provisions under Section 722 to allow as a conditional use, full-service restaurants on the second story of existing commercial buildings within 100' of Columbus Avenue in the North Beach NCD if not affecting any residential use and if associated with another permitted use other than hotels or adult entertainment. Currently, the North Beach NCD allows no new restaurants on the 2nd Floor.

SPEAKERS: Bob Tibbitts, Steve Vettel

ACTION: Approved

AYES: Antenore, Chinchilla, Hills, Joe, Lowenberg, Mills

ABSENT: Martin

RESOLUTION No.: 14358

- 10a. 97.047CV (MILLER)
2325 UNION STREET, northwest corner at Steiner Street (also 2949 and 2955 Steiner Street), Lots 1, 2 and 22 in Assessor's Block 538 -- Request for authorization of a **CONDITIONAL USE** to permit **REMODELING OF** and **ADDITIONS TO A RELIGIOUS FACILITY** (St. Mary the Virgin Episcopal Church) in an RH-3 (House, Three-Family) District and 40-X Height and Bulk District.

SPEAKERS: None

ACTION: Approved with conditions as drafted

AYES: Antenore, Chinchilla, Hills, Joe, Lowenberg, Mills

ABSENT: Martin

RESOLUTION No.: 14359

- 10b. 97.047CV (MILLER)
2325 UNION STREET, northwest corner at Steiner Street (also 2949 and 2955 Steiner Street), Lots 1, 2 and 22 in Assessor's Block 538 -- Consideration by the Zoning Administrator of a request for a **VARIANCE** of the **OPEN SPACE (Rear-yard) REQUIREMENTS** of the City Planning Code in conjunction with **REMODELING OF** and **ADDITIONS TO a RELIGIOUS FACILITY** (St. Mary the Virgin Episcopal Church).

ACTION: Zoning Administrator has closed public hearing and has taken the matter under submission.

11. 97.107C (ZWIERZYCKI)
570 GREEN STREET, north side between Stockton Street and Grant Avenue, Lot 20 in Assessor's Block 116: Request for Conditional Use authorization to allow a retail full-service restaurant and bar within the North Beach Neighborhood Commercial District.

SPEAKERS: None

ACTION: Approved with conditions as drafted

AYES: Antenore, Chinchilla, Hills, Joe, Lowenberg, Mills

ABSENT: Martin

RESOLUTION No.: 14360

12. 97.161C (PEPPER)
755 OCEAN AVENUE, south side between Howth Street and I-280; Lot 23 in Assessor's Block 6948: -- Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install a total of eight panel antennas on the roof and an equipment shelter inside of the existing three-story Lick Wilmerding High School building as part of a wireless communication network in an RH-1 (House, One-Family) District and a 40-X Height and Bulk District. The antennas are part of a wireless transmission network operated by Nextel Communications. The existing building is approximately 25 feet in height, and the existing mechanical screening is approximately 32 feet above grade. Each antenna measures approximately four feet high by one foot wide. The antennas would be flush-mounted on the rooftop mechanical screening and the tops of the antennas would be approximately 32 feet above sidewalk grade. The equipment shelter measures approximately 20 feet wide

by 10 feet deep and would be in an existing storage area inside the existing building.

SPEAKERS: None

ACTION: Approved with conditions as drafted

AYES: Antenore, Chinchilla, Hills, Joe, Mills

EXCUSED: Lowenberg

ABSENT: Martin

RESOLUTION No.: 14361

13. 97.162C

(PEPPER)

434-450 HARRISON STREET, northside between First and Fremont Streets; Lots 12 and 31 in Assessor's Block 3748: -- Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install a total of 12 panel antennas on the roof and an equipment shelter on the ground adjacent to existing Sailor's Union of the Pacific building as part of a wireless communication network in an RC-4 (Residential-Commercial, High Density) District within the Rincon Hill Special Use District, Commercial/Industrial Subarea, and 200-R and 250-R Height and Bulk District. The antennas are part of a wireless transmission network operated by Nextel Communications. The existing building is approximately 72 feet in height. Each antenna measures approximately four feet high by one foot wide. The antennas would be mounted on the roof and would be surrounded by a fiberglass screen. The tops of the antennas would be approximately 88 feet above sidewalk grade. The equipment shelter measures approximately 20 feet wide by 15 feet deep and would be on the ground adjacent to the existing building.

SPEAKERS: None

ACTION: Approved with conditions as drafted

AYES: Antenore, Chinchilla, Hills, Joe, Mills

EXCUSED: Lowenberg

ABSENT: Martin

RESOLUTION No.: 14362

AT APPROXIMATELY 4:30 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING

14. 97.148D

(BANALES)

162-164 CASELLI AVENUE, north side between Clover and Danvers Streets, Lot 009 in Assessor's Block 2690 - Request for Discretionary Review of Building Permit Application No. 9624562S, proposing to construct a three-story, 15-foot rear addition, consisting of an 8-foot 6-inch building extension and a 5-foot 6-inch rear deck in an RH-2 (House, Two-Family) District.

SPEAKERS: Martin Spector, Marsha Grimm, Kathleen Drasy, Wess Romine

ACTION: Approved as proposed

AYES: Antenore, Chinchilla, Hills, Joe, Mills

ABSENT Lowenberg, Martin

15. 97.209D

(ANDRADE)

835 MINNESOTA STREET (A VACANT LOT), east side between 20th and 22nd Streets, Lot 025 in Assessor's Block 4107 - Request for Discretionary Review of Building Permit Application No. 9703704, proposing to construct 10 live/work units

with off-street parking for 10 cars on a 50' x 50' vacant lot. The height of the proposed building will be approximately 49'-0" in an M-2 (Heavy Industrial) District.

SPEAKERS: Mariuccia Iaconi, Dough Atkins, Ahna Dominski, David Siegel, Dick Millett, Rob Anderson, Philip Schwartz, Jim Rubin, Sergio Nibbi, Tony Pantelioni

ACTION: Following testimony, the Commission closed public hearing and entertained a motion to approve with modifications. The vote was +3 -2 with Commissioners Antenore and Joe voting against. A subsequent motion was passed to continued the matter to 5/22/97 to allow absent commissioners to participate.

AYES: Chinchilla, Hills, Mills, Antenore, Joe

ABSENT: Martin, Lowenberg

Adjournment: 6:20 P.M.

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON THURSDAY, MAY 8, 1997

ACTION: Approved as drafted

AYES: Commissioners Antenore, Chinchilla, Hills, Joe, Lowenberg, Martin

ABSENT: Commissioner Mills

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

970424M

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MINUTES
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING
THURSDAY
MAY 1, 1997
BOARD OF SUPERVISORS CHAMBER
ROOM 404
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE

PRESENT: Commissioners Antenore, Chinchilla, Hills, Joe, Lowenberg
ABSENT: Commissioners Martin, Mills

THE MEETING WAS CALLED TO ORDER BY PRESIDENT LOWENBERG AT 3:45 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Robert Passmore - Zoning Administrator, Susana Montana, Hillary Gitelman, Mary Gallagher

A. ITEMS TO BE CONTINUED

1. 96.328E (PARKER)
300 LANGTON STREET, southeast side of Langton Street, midblock, between Bryant Street and Brannan Street, Lot 87 in Assessor's Block 3780 - Appeal of a preliminary Negative Declaration. Proposed project would construct a four-story building containing 16 live/work units and 12 ground level off-street parking spaces at 300 Langton Street. The proposed building would be approximately 50 feet in height. The project site is in a SLI (Service/Light Industrial) Zoning District in the South of Market. The approximately 7,000 square foot site is currently vacant.
(Continued from Regular Meeting of April 10, 1997)
(Proposed for Continuance to May 15, 1997)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Commissioners Antenore, Chinchilla, Hills, Joe, Lowenberg

ABSENT: Commissioners Martin, Mills

2. 97.166D (IONIN)
338 HARRIET STREET, west side between Bryant and Harrison Streets, Lot 105 in Assessor's Block 3779 - Request for Discretionary Review of Building Permit Application No. 9701994S, proposing a new six-story, three-unit live/work development within the Service/Light Industrial (SLI) District.
(Continued from Regular Meeting of April 17, 1997)
(Proposed for Continuance to May 22, 1997)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Commissioners Antenore, Chinchilla, Hills, Joe, Lowenberg

ABSENT: Commissioners Martin, Mills

3. 96.769C (GORDON)
2475 GREENWICH STREET, south side between Pierce and Scott Streets, lot 15 in Assessor's Block 513 (City designated Landmark #218, North End Police Station): Request for a Conditional Use Authorization to allow an artist studio and/or accessory live-work unit in a structure on a landmark site, as required by Planning Code Sections 209.9(e) in an RH-2 (Residential House, Two-Family) Zoning District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of April 17, 1997)
(Proposed for Continuance to May 15, 1997)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Commissioners Antenore, Chinchilla, Hills, Joe, Lowenberg

ABSENT: Commissioners Martin, Mills

4. 97.175D (BANALES)
1219 - 24TH AVENUE, west side between Lincoln Way and Irving Street, Lot 002 in Assessor's Block 1726 - Request for Discretionary Review of Building Permit Application No. 9624129S, proposing to demolish an existing building and replace it with new construction of a four-story, two-unit building in an RH-2 (House, Two-Family) District.
(Proposed for Continuance to June 5, 1997)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Commissioners Antenore, Chinchilla, Hills, Joe, Lowenberg

ABSENT: Commissioners Martin, Mills

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

1. Jack McGoldrich: - Notification of DR's - 4th Avenue

2. Patricia Vaughney: - 2200 Union Street - tables and chairs in sidewalks and ADA issues.
- 2293 Greenwich - notification of DR's

C. COMMISSIONERS' QUESTIONS AND MATTERS

1. Antenore: Calendar in 2 weeks under Directors Report
- Procedures/safe guards to insure adequate follow up notification to all parties in DR cases
2. Chinchilla: NC areas force them to do steam cleaning of their sites.
3. Lowenberg: Develop a Resolution for Sharon Rogers to be adopted in 2 weeks.

5. Consideration of adoption -- draft minutes of April 17, 1997.

ACTION: Approved as drafted

AYES: Commissioners Antenore, Chinchilla, Hills, Joe, Lowenberg

ABSENT: Commissioners Martin, Mills

D. DIRECTOR'S REPORT

6. DIRECTOR'S ANNOUNCEMENTS

- **Friends Dinner last friday**
- **1996/97 Long Range Planning Work program and re-allocation**
- **Announced the recent death of Sharon Rogers (Gitelman)**
- **Requested that the meeting be adjourned today in honor of Sharon (Avery)**

7. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (PASSMORE)

None

E. REGULAR CALENDAR

8. (HERRERA/ALBERT)

AFFORDABLE HOUSING, "Informational Presentation on "Neighbors and Neighborhoods,; an exhibit of the accomplishments and innovations of Affordable Housing in San Francisco, featured from May 12 - June 12, 1997, in the Jewett (lowe level) gallery of the Main Branch of the San Francisco Public Library, sponsored by the Mayor's Office of Housing and the Council of Community Housing Organizations, with assistance from the Planning Department and other agencies and housing advocates. This exhibit showcases the successes of San Francisco's affordable housing projects, and promotes better understanding between affordable housing, the people who need and use it, their neighbors and the community as a whole.

SPEAKERS: None

ACTION: Informational only. No action

9. 95.202E PUBLIC HEARING CLOSED (McCORMICK)

18TH AVENUE AT THE PRESIDIO: Appeal of Preliminary Negative Declaration. Construct one single-family house on two undeveloped parcels adjacent to the San Francisco Presidio between 17th and 18th Avenues north of Lake Street, Lots 22 and 23 in Assessor's Block 1341. The project would be accessed by a newly constructed pier-supported driveway from 18th Avenue. Two off-street parking spaces would be provided.

(Continued from the Regular Meeting of April 17, 1997)

NOTE: On 4/10/97, following testimony, the Commission closed public hearing and continue to 4/17/97 by a vote of +6 -1 with Commissioner Chinchilla voting no.

SPEAKERS: None

ACTION: Continued to 5/8/97

AYES: Commissioners Antenore, Chinchilla, Hills, Joe, Lowenberg

ABSENT: Commissioners Martin, Mills

10. 92.711C (PASSMORE)
3632-36 SACRAMENTO STREET, Lot 9 in Assessor's Block 1011 in the Sacramento Street Neighborhood Commercial District -- To consider revoking the Conditional Use Authorization that allowed expansion of a full service restaurant (currently the Tuba Garden Restaurant). Revocation or other appropriate action is being considered to ensure compliance with conditions of approval of Motion No. 13739 including but not limited to returning six dwelling units at the Southwest corner of Sacramento and Locust Streets (3605-07 Sacramento Street, 405-07 Locust Street and 419-21 Locust Street) to residential occupancy from unauthorized, illegal commercial occupancy.

SPEAKERS: Alice Barkley, Bob Friese, Walter Newman, Louid Lowenstein, Hart Spiegel, Andy McLaughlin, Sylvia Bunsheft

ACTION: Continued to 7/10/97 with report in 30 days from Passmore

AYES: Commissioners Antenore, Chinchilla, Hills, Joe, Lowenberg

ABSENT: Commissioners Martin, Mills

11. 96.774CR (PEPPER)
2055 LOMBARD STREET, south side between Fillmore and Webster Streets; Lot 9 in Assessor's Block 509 - Request for Conditional Use authorization under Section 234.2 of the Planning Code to install a total of six antennas on replaced light poles and a base transceiver station on the upper parking deck of the Lombard Garage as part of a wireless communication network in a P (Public) District and a 40-X Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The tops of the existing light poles are approximately 60 feet above sidewalk grade. Each antenna measures approximately five feet high by eight inches wide. The light poles, would be replaced and the antennas would be mounted on the new pole below the light. The tops of the antennas would be approximately 58 feet above sidewalk grade. The base transceiver station would measure approximately 11 feet by 16 feet and would be located on the upper parking deck of the garage. The proposed project requires a finding of consistency with the General Plan for the installation of a private wireless telecommunications facility on public land.

(Continued from Regular Meeting of April 17, 1997)

NOTE: On 2/13/97, following the Commission closed public hearing and entertained a motion to approve. The motion failed to carry by a vote of +3 -2 with Commissioner Antenore and Martin voting against and Commissioner Lowenberg excused. The matter was continued to 4/3/97.

NOTE: On 4/3/97, following further testimony the Commission again closed public testimony and entertained a motion for approval. The motion failed to carry by a vote of +3 -1 with Commissioner Hills voting no. The matter was continued to 4/10/97.

SPEAKERS: None

ACTION: Approved with conditions as drafted

AYES: Commissioners Antenore, Chinchilla, Hills, Joe

ABSENT: Commissioners Martin, Mills

EXCUSED: Lowenberg

MOTION No.: 14365

AT APPROXIMATELY 4:30 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING

12. 97.172D (OMOKARO)
1780 - 11TH AVENUE, east side between Moraga and Noriega Streets, Lot 025 in Assessor's Block 2039 - Request for Discretionary Review of Building Permit Application No. 9701442, proposing to alter the existing living room and garage at the ground floor level in an RH-1 (House, One-Family) District.
(Continued from Regular Meeting of April 17, 1997)

SPEAKERS: None**ACTION: Without hearing, continued to 5/15/97****AYES: Commissioners Antenore, Chinchilla, Hills, Joe, Lowenberg****ABSENT: Commissioners Martin, Mills**

13. 97.163D (CHIONG)
824 GIRARD STREET, south side between Mansell and Olmstead Streets, Lot 002A in Assessor's Block 6155 - Request for Discretionary Review of Building Permit Application No. 9620313, proposing to add approximately 100 sq. ft. for a kitchen expansion and a new bathroom at the second level to the southeast portion of the existing single-family dwelling in an RH-1 (House, One-Family) District.

SPEAKERS: Candice Mohamed, Anna Ho, Rose Psi**ACTION: Approved as proposed****AYES: Commissioners Antenore, Chinchilla, Hills, Joe, Lowenberg****ABSENT: Commissioners Martin, Mills**

14. 97.174D (FALLAY)
1020 MARIPOSA STREET (A VACANT LOT), north side between Mississippi and Pennsylvania Streets, Lot 016 in Assessor's Block 3987 - Request for Discretionary Review of Building Permit Application No. 9703210, proposing to construct a new three-story over-basement (50 feet high) six live/work unit building on a vacant lot in an M-2 (Heavy Industrial) District.
(Continued from Regular Meeting of April 24, 1997)

SPEAKERS: None**ACTION: Without hearing, continued to 5/22/97****AYES: Commissioners Antenore, Chinchilla, Hills, Joe, Lowenberg****ABSENT: Commissioners Martin, Mills**

15. 97.204D (GALLAGHER)
745 TENNESSEE STREET, east side between 18th and 19th Streets, Lots 011, 012 and 014 in Assessor's Block 4044 - Request for Discretionary Review of Building Permit Application No. 9624842, proposing to construct 12 live/work units for artists with 12 independently accessible parking spaces within a 50-foot-tall building in an M-2 (Heavy Industrial) zoning district and 50-X height and bulk district. The proposed building would cover most of the site; it would be set back from the rear by about 10 feet.

(Continued from Regular Meeting of April 17, 1997)

SPEAKERS: Anna DaMinski, Dick Millett, Jerry Peterson, Sandra Peterson,

Lorraine Vinson, John De Castro, Sue Hestor, Agnes Stewart, Janet Carpanelli, Gary, Alice Barkley, Joe O'Donoghue, Papas, Rebecca Ford

ACTION: Continued to 5/22/97 for re-design and possible 40 ft height limit

AYES: Commissioners Antenore, Chinchilla, Hills, Joe, Lowenberg

ABSENT: Commissioners Martin, Mills

16. 97.220D (FUNG)

635 TENNESSEE STREET, east side between Mariposa and 15th Streets, Lot 019 in Assessor's Block 3995 - Request for Discretionary Review of Building Permit Application No. 9702498, proposing to construct 16 live/work units on a four-story plus mezzanine building in an M-2 (Heavy Industrial) District. The ground level would cover 100 percent of the lot, while the upper levels would be set back 10 feet from the rear and cover 90 percent of the lot. Sixteen off-street parking spaces would be provided.

(Continued from Regular Meeting of April 17, 1997)

SPEAKERS: Dick Millett, Sue Hestor, John De Castro, Anna Dimenski, Joe Boss, Janet Carpanelli, Sandra Peterson, Alice Barkley, David Steinberg, Joe O'Donoghue, Ben,

ACTION: Approved as proposed with staff to continue to work on finished facade material

AYES: Commissioners Antenore, Chinchilla, Hills, Joe, Lowenberg

ABSENT: Commissioners Martin, Mills

17. 97.221D (FUNG)

681 TENNESSEE STREET, east side between Mariposa and 15th Streets, Lot 028 in Assessor's Block 3995 - Request for Discretionary Review of Building Permit Application No. 9702495, proposing to construct 16 live/work units on a four-story plus mezzanine building in an M-2 (Heavy Industrial) District. The ground level would cover 100 percent of the lot, while the upper levels would be set back 10 feet from the rear and cover 90 percent of the lot. Sixteen off-street parking spaces would be provided.

(Continued from Regular Meeting of April 17, 1997)

SPEAKERS: Dick Millett, Sue Hestor, John De Castro, Anna Dimenski, Joe Boss, Janet Carpanelli, Sandra Peterson, Alice Barkley, David Steinberg, Joe O'Donoghue, Ben,

ACTION: Approved as proposed with staff to continue to work on finished facade material

AYES: Commissioners Antenore, Chinchilla, Hills, Joe, Lowenberg

ABSENT: Commissioners Martin, Mills

Adjournment: 7:05 P.M.

THE MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION FOR THURSDAY, MAY 15, 1997

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information.

Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

970501

NOTICE OF SPECIAL JOINT HEARING
CITY PLANNING COMMISSION
AND
RECREATION AND PARK COMMISSION
THURSDAY, MAY 1, 1997
ROOM 404
BOARD OF SUPERVISORS CHAMBER
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

Planning Commission: Present:: Commissioners Lowenberg, Antenore, Chinchilla, Joe, Hills
Absent: Commissioners Martin, Mills

Recreation and Park Commission: Present: Commissioners Friend, Gilford, Rovetti, Salinas
Absent: Commissioners Flunder, Getty, McArdle-Solomon

A. SPECIAL CALENDAR

1. 97.119R (SHOTLAND)

ANNUAL SAN FRANCISCO PARK AND OPEN SPACE PROGRAM, General Plan Referral to determine whether the San Francisco Park and Open Space Program FY 1997-1998 is in conformity with the General Plan, and to approve and adopt the program.

SPEAKERS: Ron Miguel, bette Landis, Bryan Foster, Jake Sigg, Gregory James, Ted Wright, Joan Kingery, Mary McDermitt, Karen Flynn, Grace Shoey, Rick Osmon, Ramon Calubaquiz, Mariuccia Iaconi, Andrew Dietsch, Lynn Brown, Vernon Smith, Victoria Hamilton, Anthino G. Sacco, Marion Aird, Jymi Shores, Wanda Milnes, Papas, Greg Garr, Julia Viera

ACTION: Approved

AYES: Lowenberg, Antenore, Joe, Chinchilla, Hills

ABSENT: Martin, Mills

RESOLUTION NO.: 14364

2. 97.118M (SHOTLAND)

AMENDMENT OF THE RECREATION AND OPEN SPACE ELEMENT OF THE GENERAL PLAN, Consideration of a Resolution amending the Recreation and Open Space Element of the General Plan, adding two sites to the category "Proposed Public Open Space, Acquire for or Convert to Public Open space" in Map 4, the Citywide Recreation and Open Space Plan."

The following sites are proposed to be added to Map 4, on page 1.3.18 of the Element:

- Edgehill Mountain Open Space Extension
A.B. 2923, lot 67; AB 2934, lots 10-13, 21
- Esprit Park, located between 19th and 20th Streets on Minnesota Street,
Assessor's Block [AB] 4061, lot 2.

SPEAKERS: Ron Miguel, bette Landis, Bryan Foster, Jake Sigg, Gregory James, Ted Wright, Joan Kingery, Mary McDermitt, Karen Flynn, Grace Shoey, Rick Osmon, Ramon Calubaquiz, Mariuccia Iaconi, Andrew Dietsch, Lynn Brown, Vernon Smith, Victoria Hamilton, Anthino G. Sacco, Marion Aird, Jymi Shores, Wanda Milnes, Papas, Greg Garr, Julia Viera

ACTION: Approved

AYES: Lowenberg, Antenore, Joe, Chinchilla, Hills

ABSENT: Martin, Mills

RESOLUTION NO.: 14363

B. PUBLIC COMMENT

At this time, members of the public may address the Commissions on items that are within the subject matter jurisdiction of the City Planning Commission and the Recreation and Park Commission. Members of the public may address the Commissions for up to three minutes. **The president or chairperson may limit the total testimony to 30 minutes.**

Adjournment: 3:27 P.M.

THE MINTUES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION FOR THURSDAY, MAY 15, 1997

ACCESSIBLE MEETING POLICY

Hearings will be held at the War Memorial Building while City Hall is closed for repairs, 401 Van Ness Avenue, Room 428, Fourth Floor, San Francisco, CA. Accessible seating for persons with disabilities (including those using wheelchairs) will be available. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving City Hall are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines are the J,K,L,M and N. Accessible curb side parking has been designated at points along McAllister. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Milton Edelin at 415 558-6410 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call our accessibility hotline at 415 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching its decisions in full view of the public.

Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine ordinance (Chapter 67 of the San

Francisco Administrative Code) or to report a violation of the ordinance, contact the Sunshine Ordinance Task Force at 554-4851.

MINUTES
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
MAY 8, 1997
BOARD OF SUPERVISORS CHAMBER
ROOM 404
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
12:30 P.M.
NOTE START TIME

DOCUMENTS DEPT.
MAR 26 1998
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PRESENT: Commissioners Antenore, Chinchilla, Hills, Joe, Lowenberg, Martin
ABSENT: Commissioner Mills

THE MEETING WAS CALLED TO ORDER BY PRESIDENT LOWENBERG AT 12:40 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Robert Passmore - Zoning Administrator, Mary Gallagher, Hillary Gitelman, Susana Montaña

A. ITEMS TO BE CONTINUED
NONE

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

NONE

C. COMMISSIONERS' QUESTIONS AND MATTERS

Antenore: Requested that CPC acknowledged Gene Coleman's illness.

1. Consideration of adoption -- draft minutes of April 24, 1997.

ACTION: Approved as drafted

AYES: Commissioners Antenore, Chinchilla, Hills, Joe, Lowenberg, Martin

ABSENT: Commissioner Mills

D. DIRECTOR'S REPORT2. DIRECTOR'S ANNOUNCEMENTS

- Memorial Service for Sharon this Saturday
- Resolution for Sharon next week

3. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS

(PASSMORE)

NONE

E. REGULAR CALENDAR4. 95.202E PUBLIC HEARING CLOSED

(McCORMICK)

18TH AVENUE AT THE PRESIDIO: Appeal of Preliminary Negative Declaration. Construct one single-family house on two undeveloped parcels adjacent to the San Francisco Presidio between 17th and 18th Avenues north of Lake Street, Lots 22 and 23 in Assessor's Block 1341. The project would be accessed by a newly constructed pier-supported driveway from 18th Avenue. Two off-street parking spaces would be provided.

(Continued from the Regular Meeting of May 1, 1997)

NOTE: On 4/10/97, following testimony, the Commission closed public hearing and continue to 4/17/97 by a vote of +6 -1 with Commissioner Chinchilla voting no.

SPEAKERS: None

ACTION: Negative Declaration was not upheld. An Environmental Impact Report is required.

AYES: Joe, Hills, Antenore, Martin**NOES:** Chinchilla, Lowenberg**ABSENT:** Mills**MOTION NO.:** 14367

5. 97.127C

(ZWIERZYCKI)

2122 MARKET STREET, near the northwestern corner at Church Street, Lot 004 in Assessor's Block 3542 - Request for Conditional Use authorization to establish a Financial Service Use (d.b.a. Sterling Bank and Trust) on the ground floor of an existing three-story mixed-use building, in the Upper Market Street Neighborhood Commercial District.

SPEAKERS: None

ACTION: Approved as with conditions as drafted

AYES: Joe, Hills, Antenore, Chinchilla, Lowenberg, Martin**ABSENT:** Mills**MOTION NO.:** 14368

6.

(GALLAGHER)

PLANNING DEPARTMENT REPORT ON AND RECOMMENDATIONS TO THE COMMISSION ON LIVE/WORK: Issues, over-view and short- and long-term recommendations on live/work. After a staff presentation and public testimony, the Commission may take action on short-term recommendations by consideration of a Discretionary Review Policy for certain live/work proposals. Copies of the Report on Live/Work and a one-page summary are available at the Planning Information Counter on the ground floor at 1660 Mission Street.

SPEAKERS: Mary Pelloui, Sandra Ardito, Debra Walker, Sue Hestor, Lichen, Jack Davis, Deborah Lielasus, Antoinetta Stadlman, Thomas Dolan, Amelita Pascual, John Elberling, Doug Shoemaker, Gloria Lopez, Eric Quezada, Nancy Bolkin, Jerry Rentie, Dick Millet, Lori Lusted, Gwen Kaplan, Jon Loberg, Leah MacNeil, Royce Dyer, Babette Drefke, Sandra Peterson, Joseph McGuire, George Soler, Michael Smith, David Stenberg, Steven Vettel, Joe O'Donoghue, Daniel Tam, Bernie Katzman, Jim Levesque, Brian McGee, Gerrie Scott, Sarah Ames, Maria McVarial, Rebecca Ford, Gary Gee, Alice Barkley, James Nunemacher, Henry Arana, Carl Ernst, Stan Woerner, Charles Bredinger, Joe Cassidy, Ciarn Scally, Candy Murphy

ACTION: Follow testimony, the Commission closed public hearing and continued the matter to 5/15/97

AYES: Joe, Hills, Antenore, Chinchilla, Lowenberg, Martin

ABSENT: Mills

Adjournment: 4:00 P.M.

THESE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON THURSDAY MAY 22, 1997

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

**NOTICE OF SPECIAL JOINT HEARING
CITY PLANNING COMMISSION
AND
REDEVELOPMENT COMMISSION
THURSDAY, MAY 8, 1997
ROOM 404
BOARD OF SUPERVISORS CHAMBER
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
12:00 P.M.
NOTE START TIME**

Planning Commission: **PRESENT: Commissioners Antenore, Chinchilla, Hills, Joe, Lowenberg, Martin**
ABSENT: Commissioner Mills

Redevelopment Commission: **PRESENT:**

A. **SPECIAL CALENDAR**

1. (ROOS)

SAN FRANCISCO FEDERAL BUILDING, JOINT PUBLIC MEETING REGARDING CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT STATEMENT/ENVIRONMENTAL IMPACT REPORT (EIS/EIR), BY THE SAN FRANCISCO PLANNING COMMISSION, THE SAN FRANCISCO REDEVELOPMENT AGENCY. The General Services Administration (GSA) is

proposing the construction of a new Federal building in San Francisco. Remaining on-site buildings would be demolished, and a new building constructed. The building would contain about 675,000 gross sq. ft., or 475,000 occupiable sq. ft., and 161 parking spaces. The structure would be about 22 stories and a maximum of about 315 ft. Tall. There would be about 2,740 employees. Two sites for the proposed building area analyzed: the southwest corner of Tenth and Market Streets and the northwest corner of Seventh and Mission Streets. The purchase of an existing building, lease of existing space, and no action are also considered as alternatives.

NOTE: THE PUBLIC HEARING ON THE DRAFT EIS/EIR CLOSED JUNE 6, 1996, AND THE PUBLIC REVIEW PERIOD FOR THE FINAL EIS ENDED APRIL 21, 1997. THE PUBLIC COMMENT PERIOD IS, THEREFORE, CLOSED.

SPEAKERS: None

ACTION: Approved

AYES: Antenore, Chinchilla, Hills, Joe, Lowenberg, Martin

ABSENT: Mills
RESOLUTION NO.: 14366

B. PUBLIC COMMENT

At this time, members of the public may address the Commissions on items that are within the subject matter jurisdiction of the City Planning Commission and the Redevelopment Commission. Members of the public may address the Commissions for up to three minutes. **The president or chairperson may limit the total testimony to 30 minutes.**

NONE

Adjournment: 12:20 P.M.

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON THURSDAY, MAY 22, 1997

**MINUTES
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING**

THURSDAY
MAY 15, 1997
ROOM 428,
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.

MAR 26 1998

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Antenore, Chinchilla, Hills, Lowenberg

ABSENT: Commissioners Joe, Martin, Mills

THE MEETING WAS CALLED TO ORDER BY PRESIDENT LOWENBERG AT 1:40 P.M.

STAFF IN ATTENDANCE: Robert Passmore - Zoning Administrator, Mary Gallagher, Susana Montaña, Paul Rosetter, Mark Paez

ABSENT: Gerald Green - Director of Planning

A. ITEMS TO BE CONTINUED

1. 97.199R (GORDON)

1000 GREAT HIGHWAY, within Golden Gate Park, Lot 1 in Assessor's Block 1700 - Request to erect a freestanding business sign in a P (Public) Zoning District and OS (Open Space) Height and Bulk District under Section 605 of the Planning Code, per Building Permit Application No.9702394, for the site doing business as The Beach Chalet (City Designated Landmark No. 170). The proposal requires a finding of conformity with the General Plan pursuant to Section 290 of the Planning Code, and Section 4.105 of the San Francisco Charter. The proposed sign received a Certificate of Appropriateness from the Landmarks Preservation Advisory Board at its Regular Meeting of 4/2/97.
(Proposed for Continuance to May 22, 1997)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Hills, Lowenberg

ABSENT: Joe, Martin, Mills

2. 95.673CERS (MILLER)

600-BLOCK OF CLIPPER STREET, north side, and 4400-Block of 25TH STREET, south side, between Douglass Street and Hoffman Avenue, Lots 16, 17, 19 and 20 in Assessor's Block 6543 and Lots 8 and 9 in Assessor's Block 6544 -- Request for authorization of a CONDITIONAL USE for a PLANNED UNIT DEVELOPMENT for a resubdivision of the property into 13 lots and to permit construction of up to 24 DWELLING UNITS thereon requiring modifications of City Planning Code standards for lot area and rear-yard area,

in an RH-2 (House, Two-Family) District and a 40-X Height and Bulk District.
(Proposed for Continuance to May 22, 1997)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Hills, Lowenberg

ABSENT: Joe, Martin, Mills

3. 96.717C (PEPPER)

1399 - 19TH AVENUE, northeast corner at Judah Street; Lot 21 in Assessor's Block 1774 - Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install a total of three antennas mounted within a replaced cross at the top of an existing bell tower and a base transceiver station inside the existing Calvary United Methodist Church building as part of a wireless communication network in an RH-3 (House, Three-Family) District and a 40-X Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The existing bell tower is approximately 49 feet in height, and the existing cross is approximately 57 feet in height. Each antenna measures approximately five feet high by eight inches wide by one inch deep. The existing cross would be replaced by a new cross of similar size and appearance and the antennas would be mounted inside the new cross. The tops of the antennas would be approximately 57 feet above sidewalk grade. The base transceiver station, which requires an area approximately 18 feet wide by seven feet deep, would be located in the building.

NOTE; On 2/6/97, following testimony, the Commission closed public hearing and passed a motion of intent to disapprove by a vote of +6 -0.

(Continued from Regular Meeting of March 20, 1997)

(Proposed for Continuance to July 17, 1997)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Hills, Lowenberg

ABSENT: Joe, Martin, Mills

4. (LIEBERMANN)

DRAFT WATERFRONT LAND USE PLAN AND DRAFT WATERFRONT DESIGN AND ACCESS PROGRAM, Planning Department and Port staff will give a status report on the Draft Waterfront Land use Plan and will present the Draft Waterfront Design and Access Program - a proposed set of Urban design Guidelines for Port waterfront projects - for review and comments by the Commission as well as the public.

(Proposed for Continuance to May 22, 1997)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Hills, Lowenberg

ABSENT: Joe, Martin, Mills

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

SPEAKERS: Patricia Vaughney:

- Streamlining hours - how often can an item be continued?
- Blockbuster on Lombard or Chestnut
- Moratorium on Liquor license in her area.

Terry Milne:

- Bernal Heights Infrastructure Improvements/ request that Department planner - Peter Albert - be allowed to keep working on this (Gallagher to report back on 6/5) on status

Mike Mead:

- 55 Belmont

Chris Wittman:

- Keep neighborhood character and plan for life safety in Bernal Heights - need to keep Peter on board

Barbara Underberg:

- Bernal Hts.--keep Peter on this project - or a Department staff person

C. COMMISSIONERS' QUESTIONS AND MATTERS

Antenore: Requestd an explanation of the Bayshore/Hestor Reclassification

Lowenberg: Requested that Dept. Staff initiate General Plan amedments for a ballpark at China Basin on 6/5/97 and a public hearing on 6/26/97.

5. Consideration of adoption -- draft minutes of May 1, 1997.

ACTION: Approved as drafted

AYES: Antenore, Chinchilla, Hills, Lowenberg

ABSENT: Joe, Martin, Mills

D. DIRECTOR'S REPORT**6. DIRECTOR'S ANNOUNCEMENTS**

- Sharon Rogers
- Board adopted the Main/Beale site for Transbay Terminal
- Committee passed to full board the legislation for 2nd floor restaurant

7. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS

(PASSMORE)

None

8. (MONTAÑA)

NEIGHBORHOOD PLANNING--DEVELOPMENT OF NEIGHBORHOOD CHARACTER AND NEIGHBORHOOD QUALITY STANDARDS AND DESCRIPTORS--Cal Poly Neighborhood Character Study. Informational presentation to the Planning Commission of a draft set of neighborhood character descriptors and neighborhood quality standards and a planning methodology to enable the Neighborhood Planning Activity Team to identify the character of various San Francisco neighborhoods and to develop a community profile of social, economic and physical attributes and concerns and to develop a neighborhood improvement program for each neighborhood. Over the course of the Winter and Spring 1997 Quarters, students from the San Francisco Urban Design Internship Program of the College of Architecture and Environmental Design at Cal Poly, San Luis Obispo helped design and pre-test the descriptors, standards, planning methodology and improvement programs using eight San Francisco neighborhoods. A brief presentation of the findings of these pre-tests for the Outer Sunset, Bernal, Castro, Upper Polk, South Beach, South of Market, Ocean View-Merced Heights and Ingleside (OMI) and Potrero Hill neighborhoods will be presented to the Commission along with the student teams.

SPEAKERS: Prof. Sandy Miller

ACTION: Informational only. No Action required or taken.

E. CONSENT CALENDAR/UNCONTESTED CASES

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item.

9. 97.198A (GORDON)

166 GRANT AVENUE, east side between Post Street and Maiden Lane, Lot 17 in Assessor's Block 310 - Request for authorization of a Permit to Alter a Category IV Contributory Building pursuant to Article 11 of the Planning Code. The subject property, within the Kearny-Market-Sutter Conservation District, is zoned C-3-R (Downtown Retail District) and is in an 80-130-F Height and Bulk District. The proposed Major Alteration was recommended for approval by the Landmarks Preservation Advisory Board at its Regular Meeting of April 21, 1997 under Resolution No. 497. The Planning Director recommends the approval of this project. Pursuant to Planning Code Sections 1110 through 1111.6, consideration of alterations of Significant or Contributory buildings, or buildings in Conservation Districts may be reviewed by the Planning Commission as a Consent Calendar item.

SPEAKERS: None

ACTION: Approved

AYES: Antenore, Chinchilla, Hills, Lowenberg

ABSENT: Joe, Martin, Mills

MOTION No.: 14369

F. REGULAR CALENDAR

10a. 97.098A

(PAEZ)

45 HYDE STREET, OLD MAIN LIBRARY ANNEX, A NON-CONTRIBUTORY BUILDING WITHIN THE CIVIC CENTER NATIONAL HISTORIC LANDMARK NATIONAL REGISTER AND LOCAL HISTORIC DISTRICT. A portion of Lot 1 in Assessor's Block 353. Request for Certificate of Appropriateness in accordance with Article 10 of the City Planning Code for demolition in preparation for the rehabilitation of the Old Main Library as the new Asian Art Museum. On April 2, 1997, the Landmarks Preservation Advisory Board approved and adopted Resolution No. 496 recommending Planning Commission approval of the Certificate of Appropriateness. Request for findings of General Plan consistency for the proposed demolition. The property is located within a P (Public Use) Zoning District with an 80-X Height and Bulk designation.

SPEAKERS: None**ACTION: Approved as drafted****AYES: Antenore, Chinchilla, Hills, Lowenberg****ABSENT: Joe, Martin, Mills****MOTION No.: 14370**

10b. 97.098R

(SCOTT)

45 HYDE STREET DEMOLITION, Consideration of a motion with findings and conditions that the demolition of 45 Hyde Street, a City owned building, would be consistent with the General Plan.

SPEAKERS: None**ACTION: Approved as modified: delete condition #2****AYES: Antenore, Chinchilla, Hills, Lowenberg****ABSENT: Joe, Martin, Mills****MOTION No.: 14371**

11. 97.008ET

(ROSETTER)

MOTOR FUEL AND ALCOHOLIC BEVERAGE AMENDMENT - consideration of a Planning Code amendment controlling the sale of alcoholic beverages and gasoline at the same establishment. The proposed amendment would add Section 229 to the Planning Code and amend Sections 703.2, 803.2, 803.3 and 803.4 to prohibit establishments that sell motor vehicle fuel concurrent with distilled alcoholic beverages ("hard" liquor) and to require conditional use authorization (special permission from the Planning Commission) for establishments that sell motor vehicle fuels concurrent with beer or wine.

SPEAKERS: John Handley

ACTION: Approved with an amendment to the draft ordinance: pg 11, line 19, add: (4) 'Establishment' shall include an arrangement where a lot containing a business selling motor fuel provides direct access to another business selling alcoholic beverages on the same or adjacent lot.

AYES: Antenore, Chinchilla, Hills, Lowenberg

ABSENT: Joe, Martin, Mills

MOTION No.: 14372

12. 97.212E (ROSETTER)

CITY LEASES FOR BICYCLE PARKING - consideration of a proposal to amend the Planning Code (Zoning Ordinance) by amending Section 155.1 to require City leases, when the City is leasing space in a building, to include a provision giving the City the right to install bicycle parking facilities in the building.

SPEAKERS: None

ACTION: Without hearing, continued to 5/22/97

AYES: Antenore, Chinchilla, Hills, Lowenberg

ABSENT: Joe, Martin, Mills

13. 97.177ETZ (MILLER)

Consideration of proposed amendments to the City Planning Code to create Section 780.2 "Bayshore-Hester Special Use District", to amend Section 713 "Neighborhood Commercial Shopping Center District" by revising its use table to add a note to Section 713.55 and to include said new Section 780.2 as a special provision, and to amend Section 790.46 to include, within said "Bayshore-Hester Special Use District" only, a "motel" within the definition of "Hotel, Tourist".

SPEAKERS: None

ACTION: Without hearing, continued to 5/22/97

AYES: Antenore, Chinchilla, Hills, Lowenberg

ABSENT: Joe, Martin, Mills

14. 97.177ETZ: (MILLER)

2011 BAYSHORE BOULEVARD, south and west of Hester Avenue, Lots 3, 10 and 11 in Assessor's Block 5054A -- Proposed RECLASSIFICATION OF PROPERTY from an NC-S (Neighborhood Commercial Shopping Center District) to the Bayshore-Hester Special Use District.
(Continued from Regular Meeting of April 17, 1997)

SPEAKERS: None

ACTION: Without hearing, continued to 5/22/97

AYES: Antenore, Chinchilla, Hills, Lowenberg

ABSENT: Joe, Martin, Mills

15. 97.211C (ZWIERZYCKI)

3641 MISSION STREET, east side between Brazil and Persia Avenues, Lot 6 in Assessor's Block 6083: Request for Conditional Use authorization under Section 712.83 of the Planning Code to install a total of three antennas on an existing rooftop and an equipment cabinet within the interior of an existing one-story commercial building as part of a wireless communication network in an NC-3 Neighborhood Commercial, Moderate Scale District Height and Bulk

District.

SPEAKERS: None

ACTION: Without hearing, continued to 6/5/97

AYES: Antenore, Chinchilla, Hills, Lowenberg

ABSENT: Joe, Martin, Mills

AT APPROXIMATELY 3:10 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

97.171D

(WANG)

221 CRESTA VISTA DRIVE, north side between Casitas and Lulu Avenues, Lot 005 in Assessor's Block 2993 - Request for Discretionary Review of Building Permit Application No. 9600682, proposing to construct horizontal building additions that include a one-story over-garage toward west side property line, and a three-story toward east side property line at the existing three-story over-garage single-family dwelling in an RH-1(D) (House, One-Family, Detached) District.

SPEAKERS: Kermit Kubitz, Larry Louie, Newton B. Willis III, Abdul Jabbar

ACTION: Following testimony, the Commission closed public hearing and continued this matter to 6/ 5/97

AYES: Antenore, Chinchilla, Hills, Lowenberg

ABSENT: Joe, Martin, Mills

17. 97.223D

(ARCE)

1432-1434 KEARNY STREET, north side between Filbert and Union Streets, Lot 028 in Assessor's Block 0105 - Request for Discretionary Review of Building Permit Application No. 9621910, proposing to demolish the existing parking structure and to build a three-story over-garage two-family dwelling and to retain the rear structure in an RH-3 (House, Three-Family) District.

(Continued from Regular Meeting of April 17, 1997)

SPEAKERS: None

ACTION: Without hearing, continued to 6/5/97

AYES: Antenore, Chinchilla, Hills, Lowenberg

ABSENT: Joe, Martin, Mills

18. 97.172D

(OMOKARO)

1780 - 11TH AVENUE, east side between Moraga and Noriega Streets, Lot 025 in Assessor's Block 2039 - Request for Discretionary Review of Building Permit Application No. 9701442, proposing to alter the existing living room and garage at the ground floor level in an RH-1 (House, One-Family) District.

(Continued from Regular Meeting of May 1, 1997)

SPEAKERS: Adrian Fish, Hugh Brown, Edward Lew Chan

ACTION: Approved as proposed

AYES: Antenore, Chinchilla, Hills, Lowenberg

ABSENT: Joe, Martin, Mills

19.

PUBLIC HEARING CLOSED

(GALLAGHER)

PLANNING DEPARTMENT REPORT ON AND RECOMMENDATIONS TO THE COMMISSION ON LIVE/WORK: Issues, over-view and short- and long-term recommendations on live/work. After a staff presentation and public testimony, the Commission may take action on short-term recommendations by consideration of a Discretionary Review Policy for certain live/work proposals. Copies of the Report on Live/Work and a one-page summary are available at the Planning Information Counter on the ground floor at 1660 Mission Street.

(Continued from Regular Meeting of May 8, 1997)

SPEAKERS: None

ACTION: Without hearing, continued to 5/22/97

AYES: Antenore, Chinchilla, Hills, Lowenberg

ABSENT: Joe, Martin, Mills

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON THURSDAY, MAY 22, 1997.

ACTION: Approved as drafted

AYES: Lowenberg, Mills, Hills, Joe, Martin, Antenore, Chinchilla

Adjournment: 4:30 P.M.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

970515M

ADDENDUM

MINUTES
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING
THURSDAY
MAY 15, 1997
ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

A. ITEMS TO BE CONTINUED

96.769C

(GORDON)

2475 GREENWICH STREET, south side between Pierce and Scott Streets, lot 15 in Assessor's Block 513 (City designated Landmark #218, North End Police Station): Request for a Conditional Use Authorization to allow an artist studio and/or accessory live-work unit in a structure on a landmark site, as required by Planning Code Sections 209.9(e) in an RH-2 (Residential House, Two-Family) Zoning District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of May 1, 1997)

(Proposed for Continuance to June 5, 1997)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Hills, Lowenberg

ABSENT: Joe, Martin, Mills

ADDENDUM

MINUTES OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING
THURSDAY
MAY 15, 1997
ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

A. ITEMS TO BE CONTINUED

96.645Z (MILLER)
2011 BAYSHORE BOULEVARD, east side north of Hester Avenue (with additional frontage on Hester Avenue), Lots 3, 10 and 11 in Assessor's Block 5054A - Request for RECLASSIFICATION OF PROPERTY from an NC-S (Neighborhood Commercial Shopping Center District) to a C-2 (Community Business) District.
(Continued from Regular Meeting of May 15, 1977)
(Proposed for Continuance to May 22, 1997)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Hills, Lowenberg

ABSENT: Joe, Martin, Mills

MAR 26 1998

SAN FRANCISCO
PUBLIC LIBRARY

MINUTES
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING
THURSDAY
MAY 22, 1997
ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

PRESENT: Commissioners Antenore, Chinchilla, Hills, Joe, Lowenberg, Martin, Mills

THE MEETING WAS CALLED TO ORDER BY PRESIDENT LOWENBERG AT 1:35 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Bob Passmore - Zoning Administrator, Mary Gallagher, Susana Montana, Hillary Gitelman, Paul Deutsch, Alice Glasner, Jim Miller, Evan Rose, John Billovits

A. ITEMS TO BE CONTINUED

1. 97.170C (FALLAY)
1337-1339 GRANT AVENUE, west side between Green Street and Vallejo Street, Lot 3 in Assessor's Block 0131: Request for Conditional Use authorization to allow a place of entertainment (defined as Other Entertainment by Planning Code Section 790.38) to add non-amplified music to an existing full service restaurant, as required by Planning Code Section 722.48; in the North Beach Neighborhood Commercial Zoning District/40-X Height and Bulk District.
(Proposed for Continuance to June 5, 1997)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Hills, Joe, Lowenberg, Martin, Mills

2. 97.174D (FALLAY)
1020 MARIPOSA STREET (A VACANT LOT), north side between Mississippi and Pennsylvania Streets, Lot 016 in Assessor's Block 3987 - Request for Discretionary Review of Building Permit Application No. 9703210, proposing to construct a new three-story over-basement (50 feet high) six live/work unit building on a vacant lot in an M-2 (Heavy Industrial) District.

(Continued from Regular Meeting of May 1, 1997)

(Proposed for Continuance to June 5, 1997)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Hills, Joe, Lowenberg, Martin, Mills

3. 97.199R (GORDON)
1000 GREAT HIGHWAY, within Golden Gate Park, Lot 1 in Assessor's Block 1700 - Request to erect a freestanding business sign in a P (Public) Zoning District and OS (Open Space) Height and Bulk District under Section 605 of the Planning Code, per Building Permit Application No.9702394, for the site doing business as The Beach Chalet (City Designated Landmark No. 179). The proposal requires a finding of conformity with the General Plan pursuant to Section 290 of the Planning Code, and Section 4.105 of the San Francisco Charter. The proposed sign received a Certificate of Appropriateness from the Landmarks Preservation Advisory Board at its Regular Meeting of 4/2/97. (Continued from Regular Meeting of May 15, 1997)
(Proposed for Continuance to July 10, 1997)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Hills, Joe, Lowenberg, Martin, Mills

4. 97.093C (PEPPER)
2750 RIVERA STREET (ALSO KNOWN AS 2001 37TH AVENUE), northwest corner at 37th Avenue; Lot 6 in Assessor's Block 2094: -- Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install a total of three antennas and a base transceiver station on the roof of St. Ignatius College Preparatory School as part of a wireless communication network in an RH-1 (House, One-Family) District and a 40-X Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Pacific Bell Mobile Services. The existing building is approximately 41 feet in height, and the existing rooftop penthouse is approximately 50 feet above grade. Each antenna measures approximately six feet high. The three antennas would be mounted inside one 16-inch-diameter tube. The tops of the tubes would be approximately 57 feet above sidewalk grade. The base transceiver station measures approximately six feet high by four feet wide by two feet deep and would be located on the roof. (Continued from Regular Meeting of April 17, 1997)
This item has been withdrawn

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment

to another time during the meeting.

SPEAKERS: Shimir Asher re: Demolition of Bernal Dwellings is in violation of conditions of approval

C. COMMISSIONERS' QUESTIONS AND MATTERS

5. Consideration of adoption -- draft minutes of May 8, 1997.

ACTION: Approved as drafted

AYES: Antenore, Chinchilla, Hills, Joe, Lowenberg, Martin, Mills

D. DIRECTOR'S REPORT

6. Resolution honoring and recognizing Sharon Rogers' many years of dedicated services to the Planning Department and the City of San Francisco

ACTION: Without hearing, continued to 6/5/97

AYES: Antenore, Chinchilla, Hills, Joe, Lowenberg, Martin, Mills

7. DIRECTOR'S ANNOUNCEMENTS

Welcome back to Commissioner Mills

8. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (PASSMORE)

BOA: Billboard on Union Square - withdrawn

Board of Appeals took court action prohibiting roof top billboards on Union Square (200-212 and 216 Stockton Street), upheld building addition at 846-48 North Point Street (a former DR case) and upheld proposed new dwelling at 213- 4th Avenue (a former DR case). In connection with the 4th Avenue case where the Planning Commission approved the project at a hearing not attended by the DR requestor the Zoning Administrator, indicated that future DR request forms will advise DR requestor's of the need to monitor the scheduling and _____ of their respective DR requests. Commissioner's Antenore and Lowenberg indicated additional staff effort should be given to the main interested persons informed of hearing date.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED

9. 96.319CV (ANDRADE)
2548 CALIFORNIA STREET, north side between Pierce and Steiner Streets, Lot 9 in Assessor's Block 634, in the Upper Fillmore Neighborhood Commercial (NC) District and 50-X Height and Bulk Designation: Request for Conditional Use Authorization to demolish and replace the rear portion of an existing, two-family building. Project would retain the existing front portion of the building, establish a new retail use on the ground floor, and relocate two dwelling units to the upper floors of the rebuilt portion of the building and above a rebuilt detached garage.
NOTE: On March 27, 1997, following testimony, the Commission closed public

hearing and entertained a motion for approval. The motion failed to carry by a vote of +3 -4, with Commissioners Antenore, Chinchilla, Lowenberg, and Martin voting against. This action resulted in an intent to disapprove. Findings and final language are scheduled to come before the Commission on 4/3/97.

(Continued from Regular Meeting of April 10, 1997)

SPEAKERS: None

ACTION: Without hearing, continued to 6/12/97

AYES: Antenore, Chinchilla, Hills, Joe, Lowenberg, Martin, Mills

F. REGULAR CALENDAR

10. (ROSE/LIEBERMANN)

DRAFT WATERFRONT LAND USE PLAN AND DRAFT WATERFRONT DESIGN AND ACCESS ELEMENT, Planning Department and Port staff will give a status report on the Draft Waterfront Land use Plan and will present the Draft Waterfront Design and Access Element - a proposed set of Urban Design and Development Guidelines for Port waterfront projects - for review and comments by the Commission as well as the public. Copies of the Design and Access Element can be obtained from the reception desk of the Port's office at the Ferry Building, Suite 3100, or by calling 274-0354 (Price \$5.00).

(Continued from Regular Meeting of May 15, 1997)

SPEAKERS: Jenniffer Claire, Ernestine Weiss

ACTION: Meeting held , no action taken at this time

11. (GLASNER)

GOLDEN GATE PARK MASTER PLAN. Public Hearing on the Draft Environmental Impact Report. The Golden Gate Park Master Plan is a comprehensive planning document that includes general policies and management strategies to guide continued maintenance of the park infrastructure as well as future changes to facilities and landscapes. Specific near-term projects, long-term projects, and studies leading to future actions are described. The Draft EIR analyzes policies and actions proposed in the Master Plan that could result in physical changes to the environment. **The purpose of this hearing is to take public comment on the adequacy of the Draft EIR which was published on April 11, 1997.**

Note: Written comments will be accepted at the Planning Department until 5:00 p.m. on May 28, 1997.

SPEAKERS: Pinky Kushner, Bruce Selby, Flora Zagorites, Jerry Zagorites, George Tainter, David Miles, Greg Gaar, Geoff Fanagher, E. Black, James Beck, Windell T. Hayward, Burton Rockwell, Evelyn Handler, Zoanne Nordstrom, Jennifer Clary, Mary Ann Miller, Ron Miguel, Ernestine Weiss, Harry Parker, John Barbey, Tomasita Medal, Kevin Drew, Ron Miguel, Philip Carlton, Edward Walters

ACTION: Public hearing closed. No action at this time

12. 96.328E (PARKER)
300 LANGTON STREET, southeast side of Langton Street, midblock, between Bryant Street and Brannan Street, Lot 87 in Assessor's Block 3780 - Appeal of a preliminary Negative Declaration. Proposed project would construct a four-story building containing 16 live/work units and 12 ground level off-street parking spaces at 300 Langton Street. The proposed building would be approximately 50 feet in height. The project site is in a SLI (Service/Light Industrial) Zoning District in the South of Market. The approximately 7,000 square foot site is currently vacant.
(Continued from Regular Meeting of May 15, 1997)

SPEAKERS: None

ACTION: Without hearing, continued to 6/19/97

AYES: Antenore, Chinchilla, Hills, Joe, Lowenberg, Martin, Mills

13. 97.212E (ROSETTER)
CITY LEASES FOR BICYCLE PARKING - consideration of a proposal to amend the Planning Code (Zoning Ordinance) by amending Section 155.1 to require City leases, when the City is leasing space in a building, to include a provision giving the City the right to install bicycle parking facilities in the building.
(Continued from Regular Meeting of May 15, 1997)

SPEAKERS: None

ACTION: Approved

AYES: Antenore, Chinchilla, Hills, Joe, Martin, Mills

EXCUSED: Lowenberg

RESOLUTION NO.: 14373

14. (PASSMORE)
HOURS OF RESTAURANT OPERATION IN CHINATOWN MIXED USE DISTRICTS.
Initiation of a proposed amendment to the Planning Code that would remove the limit on hours of operation for restaurants in the Chinatown Mixed Use Districts. Currently, the Chinatown Community Business District has no limit on the hours of operation but the Chinatown Visitor Retail District and the Chinatown Residential Neighborhood Commercial District both require a conditional use authorization for any business to be open between 11:00 P.M. and 2:00 A.M. and do not allow businesses to be open between 2:00 A.M. and 6:00 A.M.

SPEAKERS: None

ACTION: Approved

AYES: Antenore, Chinchilla, Hills, Joe, Martin, Mills, Lowenberg

RESOLUTION NO.: 14374

15. 97.177ETZ (MILLER)
Consideration of proposed amendments to the City Planning Code to create Section 780.2 "Bayshore-Hester Special Use District", to amend Section 713 "Neighborhood Commercial Shopping Center District" by revising its use table

to add a note to Section 713.55 and to include said new Section 780.2 as a special provision, and to amend Section 790.46 to include, within said "Bayshore-Hester Special Use District" only, a "motel" within the definition of "Hotel, Tourist".

(Continued from Regular Meeting of May 15, 1977)

SPEAKERS: None

ACTION: Approved as drafted

AYES: Antenore, Chinchilla, Hills, Joe, Martin, Mills, Lowenberg

RESOLUTION NO.: 14375

16. 97.177ETZ: (MILLER)

2011 BAYSHORE BOULEVARD, south and west of Hester Avenue, Lots 3, 10 and 11 in Assessor's Block 5054A -- Proposed RECLASSIFICATION OF PROPERTY from an NC-S (Neighborhood Commercial Shopping Center District) to the Bayshore-Hester Special Use District.

(Continued from Regular Meeting of May 15, 1977)

SPEAKERS: None

ACTION: Approved

AYES: Antenore, Chinchilla, Hills, Joe, Martin, Mills, Lowenberg

RESOLUTION NO.: 14375

17. 96.645Z (MILLER)

2011 BAYSHORE BOULEVARD, east side north of Hester Avenue (with additional frontage on Hester Avenue), Lots 3, 10 and 11 in Assessor's Block 5054A - Request for RECLASSIFICATION OF PROPERTY from an NC-S (Neighborhood Commercial Shopping Center District) to a C-2 (Community Business) District.

(Continued from Regular Meeting of May 15, 1977)

SPEAKERS: None

ACTION: Continued to 6/19/97

AYES: Antenore, Chinchilla, Hills, Joe, Martin, Mills, Lowenberg

18. 97.059C (MILLER)

2859 - 22ND STREET, south side between Harrison and Alabama Streets, Lot 32 in Assessor's Block 4148 -- Request for authorization of a CONDITIONAL USE to establish a RELIGIOUS FACILITY (Monte Sinai Iglesia) in an RH-3 (House, Three-Family) District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of May 15, 1997)

SPEAKERS: None

ACTION: Without hearing, continued to 6/12/97

AYES: Antenore, Chinchilla, Hills, Joe, Martin, Mills, Lowenberg

19. 95.673CERS (MILLER)

600-BLOCK OF CLIPPER STREET, north side, and 4400-Block of 25TH STREET, south side, between Douglass Street and Hoffman Avenue, Lots 16, 17, 19 and 20 in Assessor's Block 6543 and Lots 8 and 9 in Assessor's Block 6544 -- Request for authorization of a CONDITIONAL USE for a PLANNED

UNIT DEVELOPMENT for a resubdivision of the subject property into 13 lots and to permit construction of up to 24 DWELLING UNITS thereon requiring modifications of City Planning Code standards for lot area and rear-yard area, in an RH-2 (House, Two-Family) District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of May 15, 1997)

SPEAKERS: None

ACTION: Approved as proposed

AYES: Chinchilla, Joe, Mills, Lowenberg

NOES: Hills, Antenore, Martin

RESOLUTION NO.: 14377

20. 97.143CV (MILLER)
290 DOLORES STREET, northwest corner at 16th Street, Lot 10 in Assessor's Block 3557 -- Request for authorization of a **CONDITIONAL USE** to establish a **RELIGIOUS FACILITY** (Congregation Sha'ar Zahav) in an RH-3 (House, Three-Family) District and a 40-X Height and Bulk District, also the subject of a request for a Variance of the open space requirements of the City Planning Code.

SPEAKERS: None

ACTION: Approved with conditions as drafted

AYES: Antenore, Chinchilla, Hills, Joe, Martin, Mills, Lowenberg

RESOLUTION NO.: 14376

21. 97.143CV (MILLER)
290 DOLORES STREET, northwest corner at 16th Street, Lot 10 in Assessor's Block 3557 in an RH-3 (House, Three-Family) District and a 40-X Height and Bulk District. Public hearing by the Zoning Administrator on request for zoning variance of rear-yard and bay-window requirements of the Planning Code in conjunction with the conversion of a mortuary to a synagogue.

ACTION: Public hearing closed, matter under advisement.

22. 95.644C (IONIN)
788 - 8TH AVENUE, northeast corner at Fulton Street; Lot 18 in Assessor's Block 1650 - Request for a Conditional Use Authorization to allow ten condominiums with ground floor commercial/retail space to be developed on a lot over 5,000 square feet in area within the Inner Richmond Neighborhood in an NC-1 (Neighborhood Commercial Cluster) District, and 40-X Height and Bulk District, per Section 710.11 of the Planning Code.

SPEAKERS: None

ACTION: Approved with conditions as drafted

AYES: Antenore, Chinchilla, Hills, Joe, Martin, Mills, Lowenberg

RESOLUTION NO.: 14378

23. 97.067C (BILLOVITS)
405 BAKER STREET, west side of the street between Hayes and Grove

Streets, Lot 7 in Assessor's Block 1199 -- Request for a Conditional Use Authorization to establish a residential care facility serving twelve emotionally disturbed children in an RH-3 (House, Three-Family) District (as required by Section 209.3(c) of the Planning Code) and a 40-X Height and Bulk District.

SPEAKERS: Joe Shelton

ACTION: Approved with conditions as drafted

AYES: Antenore, Chinchilla, Hills, Joe, Martin, Mills, Lowenberg

RESOLUTION NO.: 14379

24. 97.213C (PEPPER)

1900 19TH AVENUE (ALSO KNOWN AS 1199 ORTEGA STREET), southeast corner at Ortega Street; Lot 28 in Assessor's Block 2116: -- Request for Conditional Use authorization under Section 710.83 of the Planning Code to install six antennas, one microwave dish, and three equipment cabinets on the roof of the existing U. S. Post Office building as part of a wireless communication network in an NC-1 (Neighborhood Commercial Cluster) District and a 40-X Height and Bulk District. The antennas, dish, and equipment cabinets are part of a wireless transmission network operated by PageNet. The existing building is approximately 45 feet in height. The antennas measure approximately eight feet high by three inches in diameter. The tops of the antennas would be approximately 56 feet above sidewalk grade. The microwave dish is approximately four feet in diameter and the top of the dish would be approximately 49 feet above grade. The equipment cabinets measure four feet high by four feet wide by two feet deep and would be on the roof.

SPEAKERS: None

ACTION: Without hearing, continued to 6/12/97

AYES: Antenore, Chinchilla, Hills, Joe, Martin, Mills, Lowenberg

**AT APPROXIMATELY 6:10 P.M. THE PLANNING COMMISSION
CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.**

25. 97.226D (ARCE)

2959 - 21ST AVENUE, west side between Sloat Boulevard and Ocean Avenue, Lot 004A in Assessor's Block 7205 - Request for Discretionary Review of Building Permit Application No. 9701592, proposing to add a new floor to the existing one-story over-basement single-family dwelling and the construction of interior partitions to create one social room, a laundry room, two bathrooms and one guest room in the basement area in an RH-1(D) (House, One-Family, Detached) District.

SPEAKERS: None

ACTION: Without hearing continued to 6/12/97

AYES: Antenore, Chinchilla, Hills, Joe, Martin, Mills, Lowenberg

26. 97.255DD (IONIN)

255 CHESTNUT STREET, Lot 034, in Assessor's Block 0016, proposing to

construct a two-story addition over the existing unit, the top floor being set back 10 feet from the front property line.

SPEAKERS: None

ACTION: Without hearing continued to 6/12/97

AYES: Antenore, Chinchilla, Hills, Joe, Martin, Mills, Lowenberg

27. 97.166D

(IONIN)

338 HARRIET STREET, west side between Bryant and Harrison Streets, Lot 105 in Assessor's Block 3779 - Request for Discretionary Review of Building Permit Application No. 9701994S, proposing a new six-story, three-unit live/work development within the Service/Light Industrial (SLI) District.
(Continued from Regular Meeting of May 1, 1997)

SPEAKERS: None

ACTION: Without hearing continued to 6/26/97

AYES: Antenore, Chinchilla, Hills, Joe, Martin, Mills, Lowenberg

28. 97.204D

(GALLAGHER)

745 TENNESSEE STREET, east side between 18th and 19th Streets, Lots 011, 012 and 014 in Assessor's Block 4044 - Request for Discretionary Review of Building Permit Application No. 9624842, proposing to construct 12 live/work units for artists with 12 independently accessible parking spaces within a 50-foot-tall building in an M-2 (Heavy Industrial) zoning district and 50-X height and bulk district. The proposed building would cover most of the site; it would be set back from the rear by about 10 feet.

(Continued from Regular Meeting of May 1, 1997)

SPEAKERS: None

ACTION: Approved with desing changes review 5/22/97

AYES: Chinchilla, Martin, Hills Mills, Lowenberg

NOES: Antenore, Joe

29. 97.209D **PUBLIC HEARING CLOSED**

(ANDRADE)

835 MINNESOTA STREET (A VACANT LOT), east side between 20th and 22nd Streets, Lot 025 in Assessor's Block 4107 - Request for Discretionary Review of Building Permit Application No. 9703704, proposing to construct 10 live/work units with off-street parking for 10 cars on a 50' x 50' vacant lot. The height of the proposed building will be approximately 49'-0" in an M-2 (Heavy Industrial) District.
(Continued from Regular Meeting of April 24, 1997)

SPEAKERS: None

ACTION: Approved as proposed with inclusion of \$1,000 per unit to open space fund

AYES: Chinchilla, Hills, Mills, Lowenberg

NOES: Joe, Antenore, Martin

RESOLUTION NO.: 14377

30. **PUBLIC HEARING CLOSED**

(GALLAGHER)

PLANNING DEPARTMENT REPORT ON AND RECOMMENDATIONS TO THE COMMISSION ON LIVE/WORK: Issues, over-view and short- and long-term recommendations on live/work. After a staff presentation and public

testimony, the Commission may take action on short-term recommendations by consideration of a Discretionary Review Policy for certain live/work proposals. Copies of the Report on Live/Work and a one-page summary are available at the Planning Information Counter on the ground floor at 1660 Mission Street.

(Continued from Regular Meeting of May 15, 1997)

Meeting held. No new testimony taken. Schedule on 6/5 for public hearing and action

31. 97.184R (BADINER)
ONE EMBARCADERO SOUTH 9 (SITE L) King/Embarcadero between Townsend and Second Streets, Assessor's Block 3793, Lots 1 and 2-- Consideration of amendments to the Rincon Point/South Beach Redevelopment Project Design for Development document to modify height, bulk, roof coverage for mechanical penthouses and height of the mechanical penthouse controls, to accommodate a residential complex with approximately 233 units and 7,000 square feet of commercial space, which is under the San Francisco Redevelopment Agency jurisdiction.

SPEAKERS: Michael Kezar, Janett Carpenelli

ACTION: Approved

AYES: Antenore, Martin Joe, Mills, Lowenberg

ABSENT: Hills, Chinchilla

RESOLUTION NO.: 14380

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON THURSDAY, MAY 22, 1997.

ACTION: Approved as drafted

AYES: Lowenberg, Mills, Hills, Joe, Martin, Antenore, Chinchilla

Adjournment: 8:30 P.M.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

970522m

ADDENDUM

MINUTES
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING
THURSDAY
MAY 22, 1997
ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

A. ITEMS TO BE CONTINUED

97.058E

(KALAHAR)

949 POST STREET, south side, between Larkin Street and Hyde Street, lot 24 in Assessor's Block 302 - Appeal of a Preliminary Negative Declaration for proposed construction of six (6) story, 29 unit senior housing apartment building. The ground floor of the proposed project would be for parking and utilities, floors 2-5 would have six (6) units each, and the sixth floor would contain five (5) units, for a total of 11,800 square feet in residential use. The site is within the RC-4 (Residential-Commercial: High Density) district. The lot is currently occupied by a manual car washing business, and is unimproved save for a concrete slab and a 78 square foot wooden structure

(Proposed for Continuance to June 5, 12, 1997)

SPEAKERS: None

ACTION: Continued as amended

AYES: Antenore, Chinchilla, Hills, Joe, Martin, Mills, Lowenberg

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SAN FRANCISCO
PUBLIC LIBRARY

MINUTES
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY

JUNE 5, 1997

ROOM 428, WAR MEMORIAL BUILDING

401 VAN NESS AVENUE

1:30 P.M.

PRESENT: Commissioners Antenore, Chinchilla, Hills, Joe, Lowenberg, Martin, Mills

THE MEETING WAS CALLED TO ORDER BY PRESIDENT LOWENBERG AT 1:35 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Robert Passmore - Zoning Administrator, Amit Ghosh, Hillary Gitelman, Inge Horton, Larry Badiner, Susana Montaña, Jim Nixon, Linda Avery- Commission Secretary

A. ITEMS TO BE CONTINUED

1. 96.769C

(GORDON)

2475 GREENWICH STREET, south side between Pierce and Scott Streets, lot 15 in Assessor's Block 513 (City designated Landmark #218, North End Police Station): Request for a Conditional Use Authorization to allow an artist studio and/or accessory live-work unit in a structure on a landmark site, as required by Planning Code Sections 209.9(e) in an RH-2 (Residential House, Two-Family) Zoning District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of May 1, 1997)

(Proposed for Continuance to July 17, 1997)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Hills, Joe, Lowenberg, Martin, Mills

2. 97.214C

(OMOKARO)

1 TAPIA DRIVE, northwest corner of 19th and Holloway Avenues; Lot 005 Assessor's Block 7299 -- Request for Conditional Use Authorization under Section 234.2(a) of the Planning Code to install a total of 3 antennas on the penthouse and 1 base transceiver station located inside the penthouse as part of a wireless communication network in a P (Public Use) District, in the Lakeshore Neighborhood and 40-X Height and Bulk Districts. The antennas

are part of a wireless transmission network operated by Page Net. The existing building is approximately 110 feet in height. The three antennas measure approximately 15 feet high, 9.5 feet high and 9.5 feet high by 3 inches wide. The antennas would be mounted on the side of the Penthouse. The tops of the antennas would be approximately 151 feet above sidewalk grade. The equipment shelter measures approximately 2 feet wide by 2 feet deep and would be located inside the Penthouse on top of the existing building.

(Proposed for Continuance to July 24, 1997)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Hills, Joe, Lowenberg, Martin, Mills

3. 97.174D (FALLAY)
1020 MARIPOSA STREET (A VACANT LOT), north side between Mississippi and Pennsylvania Streets, Lot 016 in Assessor's Block 3987 - Request for Discretionary Review of Building Permit Application No. 9703210, proposing to construct a new three-story over-basement (50 feet high) six live/work unit building on a vacant lot in an M-2 (Heavy Industrial) District.

(Proposed for Continuance to June 19, 1997)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Hills, Joe, Lowenberg, Martin, Mills

4. (GALLAGHER)
PROPOSED LIVE/WORK DISCRETIONARY REVIEW POLICY -- The Planning Commission will consider Discretionary Review Policy for certain live/work proposals. Staff recommendations for the policy are included in the Department's May 22 "Amended Short-term and long-term Recommendations" for live/work, available at the Planning Information Center at 1660 Mission Street.

NOTE: On 5/8/97, following testimony, the Commission closed public hearing and continued the matter to 5/15/97.

NOTE: Public comment on June 12 should address only the amendments to the recommendations.

(Proposed for Continuance to June 12, 1997 in Board of Supervisors Chamber)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Hills, Joe, Lowenberg, Martin, Mills

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

SPEAKERS: Patricia Vaughey: 2298 Union - not complying with conditions of approval (staff to investigate)

Judy West: Live/Work Legislation

C. COMMISSIONERS' QUESTIONS AND MATTERS

Welcome Dr. Ghosh

Mills: Design issues in Redevelopment site (??)

5. Consideration of adoption -- draft minutes of May 15 and 22, 1997.

ACTION: Approved as drafted

AYES: Antenore, Chinchilla, Hills, Joe, Lowenberg, Martin, Mills

D. DIRECTOR'S REPORT

6. (GITELMAN)

RESOLUTION FOR SHARON ROGERS, Resolution honoring and recognizing Sharon Rogers' many years of dedicated services to the Planning Department and the City of San Francisco

ACTION: Approved

AYES: Antenore, Chinchilla, Hills, Joe, Lowenberg, Martin, Mills

RESOLUTION No.: 14381

7. BERNAL DWELLING DEMOLITION STATUS REPORT (MONTANA)
INFORMATIONAL ONLY. NO ACTION

8. DIRECTOR'S ANNOUNCEMENTS

1. Complete interim process for 5 Planner III positions and MIS position

2. Recent changes in Department.

9. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (PASSMORE)

None

E. REGULAR CALENDAR**10. (HORTON)**

Public hearing to consider authorizing the Director of Planning to enter into a contract with Lane Kendig, Inc., for an amount not to exceed \$47,000 to automate the San Francisco General Plan, as a hypertext/text-retrieval system. This would immensely improve, for the general public and staff, access to the information in the General Plan. Additionally, it would establish an electronic link for cross-referencing the policies of the Plan and the implementation provisions of the Electronic Planning Code.

SPEAKERS: None**ACTION: Approved****AYES: Antenore, Chinchilla, Hills, Joe, Lowenberg, Martin, Mills****RESOLUTION No.: 14382****11. 96.176MR (BADINER)**

KING, SECOND, AND THIRD STREETS, AND CHINA BASIN CHANNEL; Assessor's Block 3894, Lots 3B and 27, Assessor's Block 9900, Piers 46B and 46C, Seawall Lot 336 and a portion of Seawall Lot 336, including streets -
- Consideration ~~Construction~~ of a request to initiate proposed amendments to the Northeastern Waterfront Plan, the Recreation and Open Space Element, the Urban Design Element and the Land Use Index of the General Plan to accommodate a 45,000 seat ballpark with associated commercial uses in a 150-X Height and Bulk District, and the Northeast China Basin Special Use District.

SPEAKERS: Steven Vettel, Pam Duffey, Chris Kelton**ACTION: Approved****AYES: Antenore, Chinchilla, Hills, Joe, Lowenberg, Martin, Mills****RESOLUTION No.: 14383****12a. 96.005ECV (NIXON)**

540 and 590 VAN NESS AVENUE AND 561 GOLDEN GATE AVENUE AKA 595 GOLDEN GATE AVENUE, southeast corner, Lots 7, 8 and 9 in Assessor's Block 766: Request for authorization of a Conditional Use to permit commercial occupancy above the ground floor level and for construction above a height of 40 feet in an RC-4 Zoning District, within the Van Ness Avenue Special Use District and also within a 130-V Height and Bulk District. The proposal requires a variance from the provision of off-street parking. The variance will be considered by the Zoning Administrator concurrently with the Conditional Use hearing.

SPEAKERS: Robert McCarthy

ACTION: Approved with conditions as drafted

AYES: Antenore, Chinchilla, Hills, Joe, Lowenberg, Martin, Mills

RESOLUTION No.: 14384

- 12b. 96.005ECV (NIXON)
540 and 590 VAN NESS AVENUE AND 561 GOLDEN GATE AVENUE AKA 595 GOLDEN GATE AVENUE, southeast corner, Lots 7, 8 and 9 in Assessor's Block 766: Consideration by the Zoning Administrator of a request for a variance of the off-street parking requirements of the City Planning Code with remodeling, additions and change of use tot he three buildings listed above.

Zoning Administrator closed Public Hearing and has taken matter under submission

13. 97.223D (ARCE)
1432-1434 KEARNY STREET, north side between Filbert and Union Streets, Lot 028 in Assessor's Block 0105 - Request for Discretionary Review of Building Permit Application No. 9621910, proposing to demolish the existing parking structure and to build a three-story over-garage two-family dwelling and to retain the rear structure in an RH-3 (House, Three-Family) District.
(Continued from Regular Meeting of May 15, 1997)

SPEAKERS: Claire Pilchner

ACTION: Approved as modified: modify rooftop apendages as agreed by sponson and DR requestor

AYES: Antenore, Chinchilla, Hills, Joe, Lowenberg, Martin, Mills

14. 97.157C (OMOKARO)
1163 GOETTINGEN STREET, Lot 24 in Assessor's Block 6175; east side between Ward and Harkness Street -- Request for Conditional Use Authorization to increase the number of allowable beds from six(6) to ten(10) in a Residential Care Facility as required by Planning Code Section 209.3(c), in an RH-1 (Residential House, Single-Family) Zoning District with a 40-X Height and Bulk District. The proposal includes interior alterations of the first and second stories to accommodate the additional residents.

SPEAKERS: Williamina Macrae, Ann Vierra, Andrew Jacobs, Ann Viherek, Michelle Magee, AbuQadir Al-Amin, Jay Rorty, Noel Santiago, Doris Charles

ACTION: Approved with conditions as drafted

AYES: Antenore, Chinchilla, Hills, Joe, Lowenberg, Martin, Mills

MOTION No.: 14385

15. 97.244C (WANG)
2965 (ALSO KNOWN AS 2955) - 24TH STREET, south side between

Alabama and Harrison Streets, Lot 37 in Assessor's Block 4270: Request for Conditional Use authorization to convert an existing retail grocery store to a SMALL SELF-SERVICE RESTAURANT (as defined by Section 790.91 of the Planning Code) as required by Planning Code Section 727.44 within the 24th Street - Mission Neighborhood Commercial District and a 40-X Height and Bulk District.

SPEAKERS: Gus Martin

ACTION: Approved as modified: add condition that addresseshis double parking at this site

AYES: Antenore, Chinchilla, Hills, Joe, Lowenberg, Martin, Mills

RESOLUTION No.: 14386

- 16, 97.258C (BEATTY)
939 CLEMENT STREET, Lots 044 and 045 in Assessor's Block 1442, south side between 10th and 11th Avenues -- Request for Conditional Use Authorization under Section 186.1b of the Planning Code to add live music and dancing, defined as 'Other Entertainment' in Section 790.38 of the Planning Code, to an existing full service restaurant in the Inner Clement Neighborhood Commercial District.

SPEAKERS: None

ACTION: Without hearing, continued to 7/10/97

AYES: Antenore, Chinchilla, Hills, Joe, Lowenberg, Martin, Mills

- 17a. 97.144CV (PEPPER)
429 14TH STREET, south side between Guerrero and Valencia Streets; Lot 29 in Assessor's Block 3546: -- Request for Conditional Use authorization to convert an existing 1162 square feet non-conforming commercial use to a live/work unit under Section 209.9(f) of the Planning Code in an RM-1 (Residential, Mixed, Low Density) District and a 50-X Height and Bulk District.

SPEAKERS: Judy West, Patrick Quintin

ACTION: Approved with conditions as drafted

AYES: Antenore, Chinchilla, Hills, Joe, Lowenberg, Martin, Mills

RESOLUTION No.: 14387

- 17b. 97.144CV (PEPPER)
429 14TH STREET, south side between Guerrero and Valencia Streets, Lot 29 in Assessor's Block 3546 in an RM-1 (Residential, Mixed, Low Density) District and a 50-X Height and Bulk District. Public hearing by the Zoning Administrator on request for zoning variance of off-street parking requirement of the Planning Code in conjunction with the conversion of a non-conforming commercial use to one live/work unit.

Zoning Administrator closed Public Hearing and has taken the matter under submission

18. 97.170C (FALLAY)
1337-1339 GRANT AVENUE, west side between Green Street and Vallejo Street, Lot 3 in Assessor's Block 0131: Request for Conditional Use authorization to allow a place of entertainment (defined as Other Entertainment by Planning Code Section 790.38) to add non-amplified music to an existing full service restaurant, as required by Planning Code Section 722.48; in the North Beach Neighborhood Commercial Zoning District/40-X Height and Bulk District.
NOTE: This project has been continued from the originally scheduled May 22, 1997 hearing date to the June 5, 1997 hearing date because the Poster~~al~~ was not put up for the required number of days.

SPEAKERS: None

ACTION: Approved with conditions as drafted

AYES: Antenore, Chinchilla, Hills, Joe, Lowenberg, Martin, Mills

RESOLUTION No.: 14388

19. 97.211C (ZWIERZYCKI)
4631 MISSION STREET, east side between Brazil and Persia Avenues, Lot 6 in Assessor's Block 6083: Request for Conditional Use authorization under Section 712.83 of the Planning Code to install a total of three antennas on an existing rooftop and an equipment cabinet within the interior of an existing one-story commercial building as part of a wireless communication network in an NC-3 Neighborhood Commercial, Moderate Scale District.
(Continued from Regular Meeting of May 15, 1997)
NOTE: This project has been continued from the originally scheduled May 15, 1997 hearing date, which was improperly noticed as 3641 Mission Street.

SPEAKERS: Alan Sigel, Tony Sanders, Jim Hayes, Michael Burke, Larry Jones

ACTION: Continued to 7/10/97 for City Attorney review

AYES: Antenore, Chinchilla, Hills, Joe, Martin, Mills

EXCUSED: Lowenberg

20. 97.219C (LI)
601 DUBOCE AVENUE, south side between Castro Street and Noe Street; Lot 1 in Assessor's Block 3539: -- Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install four panel antennas and a base transceiver station on the roof of the existing 71-foot-high medical office building as part of a wireless communications network in an RH-3 (Residential, House, Three-Family) District and 65-D/105-E Height and Bulk District. The antennas and base transceiver station are part of a wireless

communications network operated by Pacific Bell. The antennas would be mounted on the sides of the existing 17-foot-high rooftop penthouse. Each panel antenna measures approximately five feet high by nine inches wide. The tops of the antennas would be approximately 89 feet above sidewalk grade. The base transceiver station, which measures approximately six feet high by four feet wide by two feet deep, would also be located on the roof.

SPEAKERS: None

ACTION: Approved with conditions as drafted

AYES: Antenore, Chinchilla, Hills, Joe, Martin, Mills

EXCUSED: Lowenberg

MOTION No.: 14389

**AT APPROXIMATELY 5:30 P.M. THE PLANNING COMMISSION
CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.**

21. 97.171D (WANG)

221 CRESTA VISTA DRIVE, north side between Casitas and Lulu Avenues, Lot 005 in Assessor's Block 2993 - Request for Discretionary Review of Building Permit Application No. 9600682, proposing to construct horizontal building additions that include a one-story over-garage toward west side property line, and a three-story toward east side property line at the existing three-story over-garage single-family dwelling in an RH-1(D) (House, One-Family, Detached) District.

NOTE: On May 5/15 following testimony, the Planning Commission closed public hearing and continued to 6/5/97

SPEAKERS: None

ACTION: Approved without extension

AYES: Lowenberg, Chinchilla, Hills, Joe, Martin, Mills

NOES: Antenore

22. 97.175D (BANALES)

1219 - 24TH AVENUE, west side between Lincoln Way and Irving Street, Lot 002 in Assessor's Block 1726 - Request for Discretionary Review of Building Permit Application No. 9624129S, proposing to demolish an existing building and replace it with new construction of a four-story, two-unit building in an RH-2 (House, Two-Family) District.

(Continued from Regular Meeting of May 1, 1997)

SPEAKERS: Paul Coskie, Helen Guman, Ms. Kaufman, Don Sullivan

ACTION: Approved staff recommendations to delete 4th floor, re-design parapet and allow deck at rear of 3rd. Floor

AYES: Antenore, Chinchilla, Hills, Joe, Martin, Mills, Lowenberg

23. 97.302D (PUTRA)
2432 DIAMOND STREET (A VACANT LOT), south side between Conrad and Moffitt Streets. Lot 026 in Assessor's Block 6700 - Request for Discretionary Review of Building Permit Application No. 9703626, proposing to construct a new two-story at the front and a three-story at the rear single-family house on a vacant lot in an RH-1 (House, One-Family) District.

SPEAKERS: Nick Niemeyer, Garrett Nicol, Nancy Law, Bruce Arsenault, Eleanor Gomersal, Tony Pantiloni, James McNamara

ACTION: Approved as proposed

AYES: Antenore, Chinchilla, Hills, Joe, Martin, Mills, Lowenberg

24. 97.317D (ANDRADE)
239 VALLEY STREET, south side between Church and Sanchez Streets, Lot 022 in Assessor's block 6619 - Request for Discretionary Review of Building Permit Application No. 9622290, proposing to demolish the existing one-family house and replace it with a two-family, three-story dwelling with a two-car garage in an RH-2 (House, Two-Family) District.

SPEAKERS: Anna Clerkin, Kathy Braman, Susan Philip, Fred Philip, Bernard Kelly

ACTION: Following testimony, the Commission closed public hearing and continued this matter to 7/10/97

AYES: Antenore, Chinchilla, Hills, Joe, Mills, Lowenberg

NOES: Martin

25. 97.266D (CHIONG)
118 KENSINGTON WAY, north side between Ulloa Street and Knockash Hill, Lot 069 in Assessor's Block 2923 - Request for Discretionary Review of Building Permit Application No. 9602145, proposing to install retaining walls, modify the interior and change the materials of a previously approved building permit for the new construction of three single-family dwelling on the lot in an RH-1 (House, One-Family) District.

SPEAKERS: None

ACTION: Without hearing, continued to 6/26/97

AYES: Antenore, Chinchilla, Hills, Joe, Mills, Lowenberg, Martin

26. 97.267D (CHIONG)
128 KENSINGTON WAY, north side between Ulloa Street and Knockash Hill, Lot 070 in Assessor's Block 2923 - Request for Discretionary Review of Building Permit Application No. 9602144, proposing to install retaining walls, modify the interior and change the materials of a previously approved building permit for the new construction of three single-family dwelling on the lot in an RH-1 (House, One-Family) District.

SPEAKERS: None

ACTION: Without hearing, continued to 6/26/97

AYES: Antenore, Chinchilla, Hills, Joe, Mills, Lowenberg, Martin

27. 97.268D

(CHIONG)

138 KENSINGTON WAY, north side between Ulloa Street and Knockash Hill, Lot 071 in Assessor's Block 2923 - Request for Discretionary Review of Building Permit Application No. 9602143, proposing to install retaining walls, modify the interior and change the materials of a previously approved building permit for the new construction of three single-family dwelling on the lot in an RH-1 (House, One-Family) District.

SPEAKERS: None

ACTION: Without hearing, continued to 6/26/97

AYES: Antenore, Chinchilla, Hills, Joe, Mills, Lowenberg, Martin

Adjournment: 8:00 P.M.

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON THURSDAY, JUNE 19, 1997

ACTION: Approved as corrected; #20 - add Motion No.14389

AYES: Lowenberg, Chinchilla, Hills, Mills, Antenore

ABSENT: Joe, Martin

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

970605min

MINUTES
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JUNE 12, 1997
BOARD OF SUPERVISORS CHAMBER
ROOM 404
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.
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PRESENT: Commissioners Antenore, Lowenberg, Chinchilla, Joe, Mills, Hills
ABSENT: Commissioner Martin

THE MEETING WAS CALLED TO ORDER BY PRESIDENT LOWENBERG AT 1:40 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Robert Passmore - Zoning Administrator, Hillary Gitelman, Paul Maltzer, Paul Rosetter, Brian Kalahar, Jonas Ionin, Jim Miller, Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

SPEAKERS: Mary Ann Brisco, re: 405 Baker Street - over concentrations of care facilities.

C. COMMISSIONERS' QUESTIONS AND MATTERS

None

D. DIRECTOR'S REPORT

1. DIRECTOR'S ANNOUNCEMENTS

- Department Budget status

2. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (PASSMORE)

BOA: - DR case at 148-4th Street - upheld CPC decision

- 3634-36 Sacramento Street report of tenants letter from rep. Attorney.
- 2401 California Street violations (Chiong)
- 2298 Union Street violations

E. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED

3. 96.319CV (ANDRADE)

2548 CALIFORNIA STREET, north side between Pierce and Steiner Streets, Lot 9 in Assessor's Block 634, in the Upper Fillmore Neighborhood Commercial (NC) District and 50-X Height and Bulk Designation: Request for Conditional Use Authorization to demolish and replace the rear portion of an existing, two-family building. Project would retain the existing front portion of the building, establish a new retail use on the ground floor, and relocate two dwelling units to the upper floors of the rebuilt portion of the building and above a rebuilt detached garage.

NOTE: On March 27, 1997, following testimony, the Commission closed public hearing and entertained a motion for approval. The motion failed to carry by a vote of +3 -4, with Commissioners Antenore, Chinchilla, Lowenberg, and Martin voting against. This action resulted in an intent to disapprove. Findings and final language are scheduled to come before the Commission on 4/3/97.

(Continued from Regular Meeting of June 5, 1997)

SPEAKERS: None

ACTION: Without hearing, continued to 8/7/97

AYES: Antenore, Lowenberg, Chinchilla, Joe, Mills, Hills

ABSENT: Martin

F. REGULAR CALENDAR

4. (LINDSAY)

HUNTER'S POINT SHIPYARD REUSE PLAN:

- A. Informational presentation by Planning Department and Redevelopment Agency staff on Hunter's Point Shipyard Redevelopment Plan and the current status of the Area Plan for the Shipyard.
- B. Consideration of a motion to endorse the Design for Development for Hunters Point Shipyard, a document to implement the recommended physical development goals of the Redevelopment Plan.

Copies of the Hunter's Point Shipyard Area Plan - Draft Proposal for Adoption, and the Redevelopment Agency's Redevelopment Plan and Design for Development are available free of charge at the Planning Department, 1660 Mission Street, 5th Floor reception.

ACTION: Without hearing, continued to 6/19/97

AYES: Antenore, Lowenberg, Chinchilla, Joe, Mills, Hills

ABSENT: Martin

5. 97.296ET (ROSETTER)
HOURS OF RESTAURANT OPERATION IN CHINATOWN MIXED USE DISTRICTS
- consideration of a proposed amendment to the Planning Code, amending Section 890.48 to remove the limit on hours of operation for restaurants in the Chinatown Visitor Retail (CVR) and Chinatown Residential Neighborhood Commercial (CRNC) Districts. Currently, the Chinatown Community Business District has no limit on the hours of operation but the CVR and CRNC Districts both require a conditional use authorization for any business to be open between 11:00 P.M. and 2:00 A.M. and do not allow businesses to be open between 2:00 A.M. and 6:00 A.M. The proposal would amend the language defining "Hours of Operation" for the Mixed Use districts to exempt restaurants in these two Chinatown districts from any limit on business hours. The CVR District generally constitutes the frontage along Grant Avenue between California Street and Jackson Street, while the CRNC District generally constitutes the rest of the area bounded by both sides of Powell Street north of Washington Street, both sides of Pacific Avenue, Columbus Avenue, Kearny Street, California Street and both sides of Stockton Street to Washington Street.

SPEAKERS: Gordon Lau, Wai Ching Kwan

ACTION: Following testimony, Commission closed public hearing and continued indefinitely

AYES: Antenore, Lowenberg, Chinchilla, Joe, Mills, Hills

ABSENT: Martin

6. 97.058E (KALAHAR)
949 POST STREET, south side, between Larkin Street and Hyde Street, Lot 24 in Assessor's Block 302 - Appeal of a Preliminary Negative Declaration for proposed construction of six (6) story, 29 unit senior housing apartment building. The ground floor of the proposed project would be for parking and utilities, floors 2-5 would have six (6) units each, and the sixth floor would contain five (5) units, for a total of 11,800 square feet in residential use. The site is within the RC-4 (Residential-Commercial: High Density) district. The lot is currently occupied by a manual car washing business, and is unimproved save for a concrete slab and a 78 square foot wooden structure.
(Continued from Regular Meeting of June 5, 1997)

SPEAKERS: Dr. Rosenberg, Harry McGee

ACTION: Negative declaration upheld

AYES: Antenore, Lowenberg, Chinchilla, Joe, Mills, Hills

ABSENT: Martin

MOTION No.: 14390

- 7a. 97.058C (IONIN)
949 POST STREET, south side between Larkin Street and Meacham Place; Lot 24 in Assessor's Block 302 - Request for a Conditional Use Authorization to allow a new six-story, 29 unit, senior-housing apartment building to be developed over 40 feet in height in an RC-4 (Residential-Commercial Combined, High Density) District, and the North of Market Residential Special Use District, and Lower Nob Hill Apartment/Hotel

Historic District and 80-T Height and Bulk District.

(Continued from Regular Meeting of June 5, 1997)

SPEAKERS: Marth Rosenberg

ACTION: Approved as modified: add language that states building is Senior housing and must be informed of affordability requirements/standards - add a finding that addresses affordability

AYES: Antenore, Lowenberg, Chinchilla, Joe, Mills, Hills

ABSENT: Martin

MOTION No.: 14391

7b. 97.058V

(IONIN)

949 POST STREET, south side, between Larkin Street and Meacham Place; Lot 24 in Assessor's Block 302 in an RC-4 (Residential-Commercial Combined, High Density) District, and the North of Market Residential Special Use District, and Lower Nob Hill Apartment/Hotel Historic District, and 80-T Height and Bulk District. **REAR YARD AND EXPOSURE VARIANCES SOUGHT:** The proposal is to develop a new six-story, 29 unit, senior-housing apartment building.

(Continued from Regular Meeting of June 5, 1997)

Zoning Administrator closed public hearing and has taken this matter under advisement.

8. 97.246C

(NIXON)

PIER 39: Request for authorization of a Conditional Use to modify two conditions of approval in Motion 11726 for UnderWater World relating to supplemental off-site parking and supplemental MUNI service in a C-2 (Community Business) District, the Northern Waterfront Special Use District and a 40-X Height and Bulk District.

SPEAKERS: John Sanger

ACTION: Approved with conditions as modified to address garage and transit parking

AYES: Antenore, Lowenberg, Chinchilla, Joe, Mills, Hills

ABSENT: Martin

MOTION No.: 14392

9. 97.059C

(MILLER)

2859 - 22ND STREET, south side between Harrison and Alabama Streets, Lot 32 in Assessor's Block 4148 -- Request for authorization of a **CONDITIONAL USE** to establish a **RELIGIOUS FACILITY** (Monte Sinai Iglesia) in an RH-3 (House, Three-Family) District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of May 22, 1997)

SPEAKERS: None

ACTION: Approved with conditions as modified:

AYES: Antenore, Lowenberg, Chinchilla, Joe, Mills, Hills

ABSENT: Martin

MOTION No.: 14393

10. 97.213C

(PEPPER)

1900 19TH AVENUE (ALSO KNOWN AS 1199 ORTEGA STREET), southeast corner at Ortega Street; Lot 28 in Assessor's Block 2116: -- Request for Conditional Use authorization under Section 710.83 of the Planning Code to install six antennas, one microwave dish, and three equipment cabinets on the roof of the existing U. S. Post Office building as part of a wireless communication network in an NC-1 (Neighborhood Commercial Cluster) District and a 40-X Height and Bulk District. The antennas, dish, and equipment cabinets are part of a wireless transmission network operated by PageNet. The existing building is approximately 45 feet in height. The antennas measure approximately eight feet high by three inches in diameter. The tops of the antennas would be approximately 56 feet above sidewalk grade. The microwave dish is approximately four feet in diameter and the top of the dish would be approximately 49 feet above grade. The equipment cabinets measure four feet high by four feet wide by two feet deep and would be on the roof.

(Continued from Regular Meeting of June 5, 1997)

SPEAKERS: None

ACTION: Without hearing, continued to 7/17/97

AYES: Antenore, Lowenberg, Chinchilla, Joe, Mills, Hills

ABSENT: Martin

11.

(GALLAGHER)

PROPOSED LIVE/WORK DISCRETIONARY REVIEW POLICY -- The Planning Commission will consider Discretionary Review Policy for certain live/work proposals. Staff recommendations for the policy are included in the Department's May 22 "Amended Short-term and long-term Recommendations" for live/work, available at the Planning Information Center at 1660 Mission Street.

(Continued from Regular Meeting of June 5, 1997)

NOTE: On 5/8/97, following testimony, the Commission closed public hearing and continued the matter to 5/15/97.

NOTE: Public comment on June 12 should address only the amendments to the recommendations.

SPEAKERS: Sue Hestor, Plato Papas, Ed Tanser, Dick Millett, Sandra Peterson, Babette Drefke, Gary Cohen, Brian Bock, Saundra Ardito, Debra Walker, Debra Lielasus, Monique Nakagawa, Calvin Welch, Joe O'Donoghue, Harold Lewis, Matt Berube, William Clinton, William Drypoloher, Bill Kinzie, Rebecca Ford, Steven Vettel, Antoinetta III, Amelita Pascual, Marie Ciepilela, Judy West, Alice Barkley, Anita Theoharis, Jerry Peterson, Marcia Smolens, Joseph Maghire, Joe Cassidy, Ben Geffen, Ray Kaliski, Peng Leong, Ron Carlson, Toby Levy, Jeff Roth, Milton Rosenberg, Mary Helen Briscoe,

ACTION 1: Public hearing closed

- Motion to adopt staff recommendations

AYES: Chinchilla, Mills, Hills

NOES: Antenore, Joe

ACTION 2: - Motion to continue to 6/26

AYES: Antenore, Joe

NOES: Chinchilla, Hills, Mills

ABSENT: Martin

RESULT: The Vice President/Chair tabled this matter
EXCUSED: Lowenberg

AT APPROXIMATELY 6:00:0 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

12. 97.226D (ARCE)
2959 - 21ST AVENUE, west side between Sloat Boulevard and Ocean Avenue, Lot 004A in Assessor's Block 7205 - Request for Discretionary Review of Building Permit Application No. 9701592, proposing to add a new floor to the existing one-story over-basement single-family dwelling and the construction of interior partitions to create one social room, a laundry room, two bathrooms and one guest room in the basement area in an RH-1(D) (House, One-Family, Detached) District.

SPEAKERS: Martin J. Becker, Owen Welch, Ron S. Wong, Mr. Steffanelli, Ted Anderson, Dorcas Morgan-Dander, James Murphy, Corazon Meterparel,

ACTION: Public hearing closed, continued to 7/17/97

AYES: Antenore, Chinchilla, Joe, Hills

ABSENT: Martin, Lowenberg, Mills

13. 97.255DD (IONIN)
255 CHESTNUT STREET, Lot 034, in Assessor's Block 0016, proposing to construct a two-story addition over the existing unit, the top floor being set back 10 feet from the front property line.

SPEAKERS: David Amersoworth, Harry Hunt, Kay Woods, John Erskin, Nancy Smith, Mathew Kelly, Duncan Mccloud, Stewart Truss, Greg Casper, Chris Stanberger

ACTION: Approved as modified by agreement between DR requestor and sponsor

AYES: Antenore, Chinchilla, Joe, Hills

ABSENT: Martin, Lowenberg, Mills

Adjournment: 7:35 p.m.

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON THURSDAY, JUNE 26, 1997.

ACTION: Approved as drafted

AYES: Antenore, Chinchilla, Hills, Joe, Lowenberg, Martin, Mills

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery,

Administrative Secretary, City Planning Commission, at (415) 558-6414.

970612M

**MINUTES
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING**

**THURSDAY
JUNE 19, 1997
ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.**

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PRESENT: Commissioners Antenore, Chinchilla, Hills, Lowenberg, Mills

ABSENT: Commissioners: Joe, Martin

THE MEETING WAS CALLED TO ORDER BY PRESIDENT LOWENBERG AT 1:40 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Robert Passmore - Zoning Administrator, Eva Liebermann, Larry Badiner, Caron Parker, John Billovits, Jim Miller, Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 96.756E (WONG)
394 TOWNSEND STREET, 60 LIVE/WORK UNITS: Northside at 5th Street, Lot 17 in Assessor's Block 3786. Appeal of Preliminary Negative Declaration. Proposed subdivision of an existing lot into three lots, removal of existing mini-storage containers, and new construction of three buildings, each containing 20 live/work units for a project total of 60 units. Each structure would be three stories, including mezzanines, and each would contain 20 off-street parking spaces.
(Proposed for Continuance to July 17, 1997)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Hills, Lowenberg, Mills

ABSENT: Joe, Martin

2. 97.174D (FALLAY)
1020 MARIPOSA STREET (A VACANT LOT), north side between Mississippi and Pennsylvania Streets, Lot 016 in Assessor's Block 3987 - Request for Discretionary Review of Building Permit Application No. 9703210, proposing to construct a new three-story over-basement (50 feet high) six live/work unit building on a vacant lot in an M-2 (Heavy Industrial) District.
(Continued from Regular Meeting of June 5, 1997)
Discretionary Review has ~~This item is~~ been withdrawn

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items.

With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

- SPEAKERS:**
1. Ramona Albright; re: Prop. M award for Dennis Antenore
 2. Margaret Verges, re: Magnetic Fields
 3. Ed Murray, re: Non Profits
 4. Edith McMillan, re: Margaret Sigel passed away last week and requested that today's meeting be adjourned in her memory
 5. Ernestine Weiss, re: Block 202 & 203 - Do not let DeYoung Museum be built there. Keep the park there.

C. COMMISSIONERS' QUESTIONS AND MATTERS

3. Consideration of adoption -- draft minute of June 5, 1997.

ACTION: Approved as corrected; #20 - add Motion No. 14389

AYES: Antenore, Chinchilla, Hills, Lowenberg, Mills

ABSENT: Joe, Martin

D. DIRECTOR'S REPORT

4. DIRECTOR'S ANNOUNCEMENTS

- Budget/Refine work program

5. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (PASSMORE)

NONE

6. (PASSMORE)

Report on proposed procedures or safe guards to insure that there is adequate follow up notice of continued Discretionary Review matters to all parties involved.

ACTION: Report made: No action required or taken.

E. REGULAR CALENDAR

7. (LIEBERMANN)

DRAFT WATERFRONT DESIGN AND PLAN, Status report on issues associated with the Draft Waterfront Design and Access Plan, first presented to the Commission in the meeting of May 15, 1997. Public hearing on the Draft Waterfront Design and Access Plan and Commission comments and endorsements.

SPEAKERS: Chris Martin, Ann Halstead, Erin Haskin, Diane Oshima

ACTION: Public Hearing closed, continued to 6/26/97

AYES: Antenore, Chinchilla, Hills, Lowenberg, Mills

ABSENT: Joe, Martin

8. 97.344MR (BADINER)

BEALE AND BRYANT, NORTHWEST CORNER, Assessors Block 3766, Lot 11 - Consideration of a request to initiate proposed amendments to the Northeastern Waterfront Plan of the General Plan and consideration of amendments to the Rincon Point - South Beach Redevelopment Project Area Preliminary Plan to accommodate a 216 unit residential and live work project in an M-1 (Light Industrial) Use District and a 105-F Height and Bulk District.

SPEAKERS: Molly Brennan, Kevin Wilcox

ACTION: Approved

AYES: Antenore, Chinchilla, Hills, Lowenberg, Mills

ABSENT: Joe, Martin

MOTION No.: 14394 - Rincon Point South Beach Redevelopment Plan
Amendment

RESOLUTION No.: 14395 - General Plan Amendment

9. (LINDSAY)

HUNTER'S POINT SHIPYARD REUSE PLAN:

- A. Informational presentation by Planning Department and Redevelopment Agency staff on Hunter's Point Shipyards Redevelopment Plan and the current status of the Area Plan for the Shipyards.
- B. Consideration of a motion to endorse the Design for Development for Hunters Point Shipyards, a document to implement the recommended physical development goals of the Redevelopment Plan.

(Continued from Regular Meeting of June 12, 1997)

Copies of the Hunter's Point Shipyards Area Plan - Draft Proposal for Adoption, and the Redevelopment Agency's Redevelopment Plan and Design for Development are available free of charge at the Planning Department, 1660 Mission Street, 5th Floor reception.

SPEAKERS: None

ACTION: Without hearing, continued to 7/10/97

AYES: Antenore, Chinchilla, Hills, Lowenberg, Mills

ABSENT: Joe, Martin

10. 97.258C (BEATTY)
939 CLEMENT STREET, Lots 044 and 045 in Assessor's Block 1442, south side between 10th and 11th Avenues -- Request for Conditional Use Authorization under Section 186.1b of the Planning Code to add live music and dancing, defined as 'Other Entertainment' in Section 790.38 of the Planning Code, to an existing full service restaurant in the Inner Clement Neighborhood Commercial District.
(Continued from Regular Meeting of June 5, 1997)

On calendar in error. On 6/5/97, CPC continued this to 7/10/97

11. 97.170C (FALLAY)
1337-1339 GRANT AVENUE, west side between Green Street and Vallejo Street, Lot 3 in Assessor's Block 0131: Request for Conditional Use authorization to allow a place of entertainment (defined as Other Entertainment by Planning Code Section 790.38) to add non-amplified music to an existing full service restaurant, as required by Planning Code Section 722.48; in the North Beach Neighborhood Commercial Zoning District/40-X Height and Bulk District.
(Continued from Regular Meeting of June 5, 1997)

On calendar in error. On 6/5/97, CPC approved this project.

12. 97.234C (BILLOVITS)
2020 MARKET STREET, north side between Reservoir Street and Duboce Avenue; Lot 001 in Assessor's Block 3536 - Request for a Conditional Use Authorization to establish a public recycling use as a principal use in an NC-3 (Moderate-Scale Neighborhood Commercial District), per Code Section 712.83.

SPEAKERS: Collin Talley, Bill Bradburn, Lucille Maurice, Andy Pugni, Ed Whiteman, Peter Cohen, Iris Vaughan, Brian Christianson, Jane Nurie

ACTION: Approved with conditions as modified:

3. Material collection and handling operations shall be limited to the hours of 10:00 A.M. to 5:00 P.M. Monday through Saturday, and 10:00 A.M. to 3:00 P.M. on Sundays. Noise producing activities such as sorting and dumping shall not be conducted beyond the hours of operation.
9. Noise and odors shall be contained within the premises so as to comply with the San Francisco Noise Ordinance and not to be a nuisance to nearby residents or neighbors. The applicant shall take all reasonably feasible measures to reduce potential nuisances such as noise, litter, odor and dust, which may be caused by the project.
11. The Applicant shall appoint a community liaison officer to deal with issues of concern to neighbors related to the operation of this Project. The name and

telephone number of the community liaison shall be reported to the Zoning Administrator.

112. The authorization and rights vested by virtue of this action shall be deemed void and canceled if the proposed landscaping and other physical improvements reflected in Exhibit B are not completed ~~and the facility operational~~ within one three years from the date of this approval. Landscaping shall be maintained for the life of the Project.
13. Within four months of the date of this authorization, the Applicant shall install at least a temporary noise mitigation measure to address current operational noise, consisting of a physical barrier such as a bin cover and an enclosed insulated porch structure designed to contain noise from glass dumping. Such noise mitigation shall be reviewed with the San Francisco Police Department, the Department of Public Health and the neighborhood, and be used as a prototype for final construction to be completed within one year. Either after one year from the date of this authorization, or within three months of the final installation, a report shall be made to the Planning Commission as to the success of such installation, at which time the Planning Commission may add additional conditions.

AYES: Antenore, Chinchilla, Hills, Lowenberg, Mills

ABSENT: Joe, Martin

MOTION No.: 14396

13. 96.328E (PARKER)
321 LANGTON STREET, southeast side of Langton Street, midblock, between Bryant Street and Brannan Street, Lot 87 in Assessor's Block 3780 - Appeal of a preliminary Negative Declaration. Proposed project would construct a four-story building containing 16 live/work units and 16 ground level off-street parking spaces at 300 Langton Street. The proposed building would be approximately 50 feet in height. The project site is in a SLI (Service/Light Industrial) Zoning District in the South of Market. The approximately 7,000 square foot site is currently vacant.
(Continued from Regular Meeting of May 22, 1997)

SPEAKERS: Sue Hestor, Andrew

ACTION: Negative Declaration upheld

AYES: Chinchilla, Hills, Lowenberg, Mills

NOES: Antenore

ABSENT: Joe, Martin

MOTION No.: 14397

AT APPROXIMATELY 4:15 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

14. 96.328D (IONIN)
321 LANGTON STREET, north side between Bryant and Brannan Streets, Lot 082 in Assessor's Block 3780 - Request for Discretionary Review of Building Permit Application No. 9505915, proposing to construct a 4-story, 16-unit live/work building in a Service/Light Industrial (SLI) District.

SPEAKERS: David Sigel, Ben Buckley, Jeremy Paul, Sue Hestor, James Nunemacher, Carlos R. Gutierrez, Philip Moss, Carla Quinteros, Andrew Junius

ACTION: Approved as modified:

- The height of the proposed project should be reduced by pulling back the railing on the roof at the property line of abutting residences.
- The footprint of the proposed top story should be reduced by creation of a light well for Unit #13.
- The provision of 16 full-size parking spaces.
- All exposed facades to be finished with reflective paint that would increase light for adjacent properties.
- Require the stair penthouses to be code complying.

AYES: Chinchilla, Hills, Lowenberg, Mills

ABSENT: Antenore, Joe, Martin

15. 97.339D (ANDRADE)
971 HOWARD STREET, south side between 5th and 6th Streets, a through lot also fronting on Tehama Street, Lot 116 in Assessor's Block 3732 - Request for Discretionary Review of Building Permit Application No. 9704121, proposing to construct a 3-story, 12-unit live/work building in the Residential Service/Mixed Use (RSD) District. ~~96.328D~~

Discretionary Review withdrawn at hearing, prior to any public testimony.

16. 97.357D (MILLER)
1 LA AVANZADA STREET, (also know as 250 PALO ALTO AVENUE, Lot 3 in Assessor's Block 2724, proposing to strengthen SUTRO TOWER to bring it into conformity with currently-applicable seismic safety standards, in an RH-1 (House, One-Family Detached Dwellings) District.

SPEAKERS: Margaret Vergis, Ramona Albright, Deborah Stein

ACTION: Approved

AYES: Chinchilla, Hills, Lowenberg, Mills

ABSENT: Antenore, Joe, Martin

ADJOURNMENT: AT 5:50 P.M. , THE COMMISSION ADJOURNED IN MEMORY OF MARGARET SIGEL.

THESE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON THURSDAY, JULY 10, 1997.

ACTION: Approved as drafted

AYES: Antenore, Chinchilla, Lowenberg, Mils

ABSENT: Hills, Joe & Martin

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

970619M

MINUTES
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
JUNE 26, 1997
ROOM 404
BOARD OF SUPERVISORS CHAMBER
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
3:30 P.M.

DOCUMENTS DEPT.

MAR 26 1998

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Antenore, Chinchilla, Hills, Joe, Lowenberg, Martin, Mills

THE MEETING WAS CALLED TO ORDER BY PRESIDENT LOWENBERG AT 5:30 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Susana Montana, Eva Liebermann, Steve Shotland, Charles Rivasplata, Rana Ahmadi, Max Putra, Pedro Arce, Linda Avery - Commission Secretary.

A. ITEMS TO BE CONTINUED

None

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

SPEAKERS: Jack McGoldrich, re: - Notices of DR cases and Building Permit applications

C. COMMISSIONERS' QUESTIONS AND MATTERS

1. Consideration of adoption -- draft minute of June 12, 1997.

ACTION: Approved as drafted

AYES: Antenore, Chinchilla, Hills, Joe, Lowenberg, Martin, Mills

Antenore: Passmore to respond to McGoldrich comments

D. DIRECTOR'S REPORT

2. DIRECTOR'S ANNOUNCEMENTS

Gerald Green: - Department Budget

Susana Montaña: - 800 MHTZ radio transmission center/service

3. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (PASSMORE)

Requested status of #8 on BPA calendar (Lowenberg)

E. REGULAR CALENDAR

4. **PUBLIC HEARING CLOSED** (LIEBERMANN)

DRAFT WATERFRONT DESIGN AND PLAN, Status report on issues associated with the Draft Waterfront Design and Access Plan, first presented to the Commission in the meeting of May 15, 1997. Public hearing on the Draft Waterfront Design and Access Plan, and Commission comments and **consideration of Resolution to endorse.**

(Continued from Regular Meeting of June 19, 1997)

SPEAKERS: None

ACTION: Approved

AYES: Lowenberg, Chinchilla, Antenore, Hills, Mills, Joe, Martin

RESOLUTION No.: 14403

5. (AHMADI)

3RD. STREET LIGHT RAIL - INFORMATIONAL PRESENTATION - Presentation of the reduced set of Third Street Light Rail Project design options recommended by the Public Transportation Commission. These design options will be analyzed in the Environmental Impact Statement/Environmental Impact Report.

SPEAKERS: Peter Strauss

ACTION: Public Hearing closed. Informational Only

6. (AHMADI)

AIR QUALITY ELEMENT - CONSIDERATION OF A RESOLUTION OF INTENT TO INITIATE AMENDMENT TO THE GENERAL PLAN BY ADOPTING THE AIR QUALITY ELEMENT - The Air Quality Element contains the City's objectives and Policies for improving the air quality to protect the citizens of San Francisco from the adverse health and other impacts of air pollutants. An informational presentation and a public hearing on the Draft for Citizen Review was held on April 24, 1997. A public hearing on the Proposal for Adoption is proposed on July 17, 1997. The Air Quality Element Proposal for Adoption and Implementation Program Document are available free of charge at the fifth reception desk of the Planning Department.

SPEAKERS: None

ACTION: Approved

AYES: Lowenberg, Chinchilla, Antenore, Hills, Mills, Joe, Martin

RESOLUTION No.: 14404

7. (RIVASPLATA)

SAN FRANCISCO TRIP STORE (TICKETRANS) CONTRACT EXTENSION, Approval of a Resolution authorizing the Director of Planning to extend the existing contract with Crain & Associates, Inc. for four (4) months (through October 31, 1997), for continued operation of the existing booths.

SPEAKERS: None

ACTION: Approved

AYES: Lowenberg, Chinchilla, Antenore, Hills, Mills, Joe, Martin

RESOLUTION No.: 14405

8. (EDELIN/KESSLER)

Intent to Initiate Amendment to the Planning Code and Administrative Code to extend the sunset provision regarding fee charges for one year.

SPEAKERS: None

ACTION: Approved

AYES: Lowenberg, Chinchilla, Antenore, Hills, Mills, Joe, Martin

RESOLUTION No.: 14406

9. 96.332M (SHOTLAND)

Initiation of amendments, to Map 4, the "Citywide Recreation & Open Space Plan," of the Recreation and Open Space Element of the General Plan, taking the following actions:

1. Designate the following site as "Proposed Public Open Space, Acquire for or Convert to Public Open Space":

Site at Northwest corner of Turk and Hyde Streets [Lot 3 in Assessor's Block 336], and

2. De-designate the following site from the category "Proposed Public Open Space, Acquire for or Convert to Public Open Space":

Site at Northwest corner of Turk and Hyde Streets [Lot 21 in Assessor's Block 337]

SPEAKERS: None

ACTION: Approved

AYES: Lowenberg, Chinchilla, Antenore, Hills, Mills, Joe, Martin

RESOLUTION No.: 14407

10. 97.351M (SHOTLAND)

Amendments to the Recreation and Open Space Element of the General Plan, designating a site located at 23rd and Treat Streets [Lots 5, 5A in Assessor's Block 3639] as "Proposed Public Open Space, Acquire for or Convert to Public Open Space," in Map 4, the "Citywide Recreation & Open Space Plan."

SPEAKERS: None

ACTION: Approved

AYES: Lowenberg, Chinchilla, Antenore, Hills, Mills, Joe, Martin

RESOLUTION No.: 14408

11. 97.207C (BEATTY)

533 JACKSON STREET, Lot 014 in Assessor's Block 0195, south side between Kearny Street and Columbus Avenue -- Request for Conditional Use Authorization under Section 812.43 of the Planning Code for a change of use from a retail full-

service restaurant to a small fast-food restaurant in the Chinatown Residential Neighborhood Commercial District.

SPEAKERS: None

ACTION: Approved with conditions as modified:

1. This authorization is to allow a ~~Small-Large~~ Fast-Food Restaurant within a 1,202.5 square-foot ground floor commercial space of a three-story mixed use building., within the Chinatown Residential-Neighborhood Commercial District, in general conformity with plans labeled Exhibit B on file with Application 97.207C and as described in said Application.
2. The authorization and rights vested by virtue of this action shall be deemed void and canceled if the Applicant has not secured health permit approval for the use of the space as a ~~Small-Large~~ Fast-Food Restaurant within three (3) years from the date of this approval.

AYES: Lowenberg, Chinchilla, Antenore, Hills, Mills, Joe, Martin

RESOLUTION No.: 14409

12. 97.194C (PUTRA)
753-757-759 COLUMBUS AVENUE, west side of Columbus Avenue between Greenwich and Filbert Streets, Lot 25 in Assessor's Block 90: Request for Conditional Use authorization to expand the existing Small-Self Service Restaurant (a.k.a. Mr. Pizzaman) at 757-759 Columbus Avenue to the adjacent vacant space at 753 Columbus Avenue, and to operate a new Full-Service Restaurant (as defined by Section 790.92 of the Planning Code) between 10:00 a.m. and 2:00 a.m. from Sunday through Thursday, and extend hours of operation from 2:00 a.m. to 4:00 a.m. on Fridays and Saturdays, as required by Planning Code Section 722.1 within the North Beach Neighborhood Commercial District and a 40-X Height and Bulk District.

SPEAKERS: Nancy Shanahan

ACTION: Disapproved

AYES: Lowenberg, Chinchilla, Antenore, Hills, Mills, Joe, Martin

RESOLUTION No.: 14410

AT APPROXIMATELY 6:15 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

13. 97.380D (FALLAY)
2861 CLAY STREET, south side between Scott and Divisadero Streets, Lot 030 in Assessor's Block 1003 - Request for Discretionary Review of Building Permit Application No. 9700124, proposing demolition of the existing two-story over-basement two-family dwelling and to replace it with a three-story over-garage three-family dwelling in an RH-3 (House, Three-Family) District.

SPEAKERS: Peter MacInerny, Dick Yamagowmi, Marty Sullivan, Ciri Burke, Kay Yamagami, Margaret Bowen, Ron Sullivan, Peter Morse

ACTION: Approved with conditions: lowering of lightwell an additional floor.

AYES: Antenore, Mills, Joe, Martin

NOES: Chinchilla, Mills

EXCUSED: Lowenberg

14. 97.266D (CHIONG)

118 KENSINGTON WAY, north side between Ulloa Street and Knockash Hill, Lot 069 in Assessor's Block 2923 - Request for Discretionary Review of Building Permit Application No. 9602145, proposing to install retaining walls, modify the interior and change the materials of a previously approved building permit for the new construction of three single-family dwelling on the lot in an RH-1 (House, One-Family) District.

(Continued from Regular Meeting of June 5, 1997)

SPEAKERS: Lynn Axelrod, John Rutigliano, Joe Provenzano, Michael Kingay, Mark Thompson, Duan Reynolds, Arlena Rucker, cathy Darby, Bud Wilson, Gregory James, Marcy McDermott, John Wexlord, Alice Barkley, Russ Sturgis, Jim Luci, Archi Archipenti, Bill DelRio

ACTION: Approved the following: What has been built can remain except:

- roof: the original approved style and material on the front and sides
- windows: original approval on front facade with existing cuts--sides stay as they are
- landscape: approved the DR requestor's landscape architect's recommendation--can use window boxes; trellis
- DBI to work with expert on safety issues
- Plans stamped with: "Any field modifications must come back to the Planning Commission for review and approval
- Installer of landscaping is to monitor for one year

AYES: Lowenberg, Chinchilla, Antenore, Hills, Mills, Joe, Martin

15. 97.267D (CHIONG)

128 KENSINGTON WAY, north side between Ulloa Street and Knockash Hill, Lot 070 in Assessor's Block 2923 - Request for Discretionary Review of Building Permit Application No. 9602144, proposing to install retaining walls, modify the interior and change the materials of a previously approved building permit for the new construction of three single-family dwelling on the lot in an RH-1 (House, One-Family) District.

(Continued from Regular Meeting of June 5, 1997)

SPEAKERS: Lynn Axelrod, John Rutigliano, Joe Provenzano, Michael Kingay, Mark Thompson, Duan Reynolds, Arlena Rucker, cathy Darby, Bud Wilson, Gregory James, Marcy McDermott, John Wexlord, Alice Barkley, Russ Sturgis, Jim Luci, Archi Archipenti, Bill DelRio

ACTION: Approved the following: Plans are to comply with original approved plans except that the relocation & style of side and back windows can be modified as currently proposed. DBI to work with expert on safety issues. All plans are to be stamped with: "Any field modifications must come back to the Planning Commission for review and approval. The installer of landscaping is to monitor for one year.

AYES: Lowenberg, Chinchilla, Antenore, Hills, Mills, Joe, Martin

16. 97.268D (CHIONG)

138 KENSINGTON WAY, north side between Ulloa Street and Knockash Hill, Lot 071 in Assessor's Block 2923 - Request for Discretionary Review of Building Permit Application No. 9602143, proposing to install retaining walls, modify the interior and change the materials of a previously approved building permit for the new construction of three single-family dwelling on the lot in an RH-1 (House, One-Family) District.

(Continued from Regular Meeting of June 5, 1997)

SPEAKERS: Lynn Axelrod, John Rutigliano, Joe Provenzano, Michael Kingay, Mark Thompson, Duan Reynolds, Arlena Rucker, Cathy Darby, Bud Wilson, Gregory James, Marcy McDermott, John Wexlord, Alice Barkley, Russ Sturgis, Jim Luci, Archi Archipenti, Bill DelRio

ACTION: Approved the following: Plans are to comply with original approved plans except that the relocation & style of side and back windows can be modified as currently proposed. DBI to work with expert on safety issues. All plans are to be stamped with: "Any field modifications must come back to the Planning Commission for review and approval. The installer of landscaping is to monitor for one year.

AYES: Lowenberg, Chinchilla, Antenore, Hills, Mills, Joe, Martin

17. 97.166D (IONIN)

338 HARRIET STREET, west side between Bryant and Harrison Streets, Lot 105 in Assessor's Block 3779 - Request for Discretionary Review of Building Permit Application No. 9701994S, proposing a new six-story, three-unit live/work development within the Service/Light Industrial (SLI) District.

(Continued from Regular Meeting of May 22, 1997)

SPEAKERS: None

ACTION: Without hearing, continued indefinitely

AYES: Lowenberg, Chinchilla, Antenore, Hills, Mills, Joe, Martin

Adjournment: 9:40 P.M.

THE MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON THURSDAY, JULY 10, 1997

ACTION: Approved as drafted

AYES: Antenore, Chinchilla, Lowenberg, Mills

ABSENT: Hills, Joe & Martin

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery,

Administrative Secretary, City Planning Commission, at (415) 558-6414.

970626M

**MINUTES
CITY PLANNING COMMISSION
AND
REDEVELOPMENT COMMISSION**

**THURSDAY, JUNE 26, 1997
ROOM 404**

**BOARD OF SUPERVISORS CHAMBER
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.**

PRESENTI:

Planning Commission: Commissioners Lowenber, Antenore, Martin, Chinchilla, Joe, Mills,
Hills
Redevelopment Commission:

THE MEETING WAS CALLED TO ORDER BY PRESIDENT LOWENBERG AT 1:40 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Larry Badiner, Hillary Gitelman, Jim McCormick, Amit Ghosh, Susana Montaña, Linda Avery - Commission Secretary

A. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

SPEAKERS: Re: GIANTS EIR:

The Honorable Mayor Willie Brown, Rudy Nothenberg, Larry Bare, Rick Moriano, Bill Wigert, Jannine Parrish, Elizabeth Carney, Rick Merritt, Jerry Peterson, Barbara Inaba, Ron Burks, Leslie Kaplan, Mike Casey, Betty Jones, Olivette Dyson, Alphonso Pines, Janet Carpinelli, Louise Bird, Jeffrey Leibovitz, Sandra Peterson, Walter Johnson, Babette Drefke, Chris Kelton.

Jack McGoldrich, re: - Notices of DR cases and Building Permit applications
Patricia Vaughey, re: Miscellaneous matters

B. SPECIAL CALENDAR

1. 96.176E (McCORMICK)
SAN FRANCISCO GIANTS BALLPARK AT CHINA BASIN: Assessor's Block 3794: Lots 3B and 27; Assessor's Block 9900: Piers 46B and 46C, Seawall Lot 36 and a portion of Seawall Lot 335. **Environmental Impact Report (EIR); Certification.**
Construct an approximately 42,000 seat ballpark including related facilities, retail/

commercial space, other assembly and entertainment uses and parking, located on an approximately 13 acre site bounded by Second and Third Streets to the east and west and King Street and China Basin Channel to the north and south; the project would include conforming amendments to the San Francisco General Plan and the Rincon Point - South Beach Redevelopment Plan. Note: The period of receipt of comments on this document closed on April 30, 1997. The Planning and Redevelopment Commissions held a joint public hearing to receive testimony on the Draft EIR on April 17, 1997. No testimony will be taken on this calendar item.

SPEAKERS: None

ACTION: Approved amended draft motion

AYES: Lowenberg, Antenore, Chinchilla, Joe, Mills, Hills, Martin

MOTION No.: 14398

2. 96.176MR (BADINER)
KING, SECOND, AND THIRD STREETS, AND CHINA BASIN CHANNEL; Assessor's Block 3794, Lots 3B and 27, Assessor's Block 9900, Piers 46B and 46C, Seawall Lot 336 and a portion of Seawall Lot 335, including streets -- (1) Consideration of adoption of findings required by the California Environmental Quality Act regarding the proposed project; (2) Consideration of proposed amendments to the Northeastern Waterfront Plan, the Recreation and Open Space Element, the Urban Design Element and the Land Use Index of the General Plan; (3) consideration of amendments to the Rincon Point-South Beach Redevelopment Plan; and, (4) consideration of amendments to the Rincon Point-South Beach Redevelopment Design for Development Document; to accommodate a 45,000 seat ballpark with associated retail and commercial uses and assembly and entertainment uses in a 150-X Height and Bulk District, and the Northeast China Basin Special Use District.
Note: If you challenge any of the proposed actions described above in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

SPEAKERS: Wayne Cooper, Robert O'Neil, Philip Papadolphalus, Mike Gray, Dennis McKenzie, Jeff Leibovitz, Steve Vettel, Richard Dickenson, Robert Perry, Theresa Roberts, Sanda Solomon, Janett Carpinelli, Henry Louie, Joel Ventresca, Mary Ann Miller, Richard Steven Herrea, Ms. Young, Jessie Thorn.

ACTION: Approved amended drafts

AYES: : Lowenberg, Antenore, Chinchilla, Joe, Mills, Hills, Martin

**RESOLUTION Nos.: (1) 14399
(2) 14400
(3) 14401**

MOTION No.: (4) 14402

Adjournment: 5:15 P.M.

THE MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON THURSDAY, JULY 10, 1997

ACTION: Approved as drafted

AYES: Antenore, Chinchilla, Lowenberg, Mills

ABSENT: Hills, Joe & Martin

